



CITY OF TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

April 14, 2011

To: Subscriber to the Tucson *Land Use Code (LUC)*

SUBJECT: SUPPLEMENT NO. 56 TO THE *LAND USE CODE (LUC)*

Dear Subscriber:

This is a cover letter to Supplement No. 56 to your copy of the City of Tucson *Land Use Code (LUC)*.

This Supplement includes:

1. Amending the Tucson Code, Chapter 23, Land Use Code, Sections 2.5.4, 2.5.5, 2.7.2, 2.7.3, 3.5.9, 5.3.12, and 6.3.10, to limit the use of land for registered nonprofit medical marijuana dispensaries and the growth and cultivation of medical marijuana. (Ordinance number 10850, 11/23/2010)
2. Amending the Tucson Code, Chapter 23, Land Use Code, Sections 3.4, Loading Areas and 3.7.2.4, Landscaping and Screening Regulations. (Ordinance number 10884, 03/08/11)
3. Amending the Tucson Code, Chapter 23, Land Use Code, Sections 2.6.3, 2.8.4, 2.8.12, 3.3.1, 3.6.1, 3.7.2, 5.3.4.3, 5.3.12, and 6.2, to revise Motor Vehicle and Bicycle Parking Requirements. (Ordinance number 10886, 03/22/11)

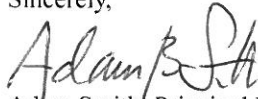
Table of Contents		
Item	Remove Old Pages	Insert New Pages
Article II Commercial Zones		
Division 5. Commercial Zones	68-83	68-83
Division 6. Mixed Use Zones	94-95	94-95
Division 7. Industrial Zones	110-111 114-115	110-111 114-115
Division 8. Overlay Zones	143-144 179.17-179.18	143-144 179.17 -179.18
Article III Development Regulations		
Division 3. Motor Vehicle and Bicycle Parking Requirements	216-238.3	216-238.7
Division 4. Loading Areas	239-242	239-242
Division 5. Performance Criteria	267-268 276.7-276.11	267-268 276.7-276.13
Division 6. Development Incentives	285-285.1	285-285.1
Division 7. Landscaping and Screening Regulations	291-292	291-292
Article V Administration		
Division 3. Special Development Applications	342-349 350.2-350.4	342-349 350.2-350.4
Article VI Definitions		
Division 2. Listing of Words and Terms	425-455.2	425-455.3
Division 3. Land Use Groups	464-465	464-465
Appendices		
Appendix 1 – Checklist of Up-to-Date Pages	[1] – [3]	[1] – [3]

Planning and Development Services
April 14, 2011

Please insert and maintain this instruction sheet in the front of your copy of the *LUC*.

Should you have any questions while replacing these pages, please call me at 837-6951.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Smith".

Adam Smith, Principal Planner
Planning & Development Services Department

Enclosures: Supplement No. 56

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS		<u>Page</u>
ARTICLE I	<u>GENERAL PROVISIONS</u>	1
DIVISION 1	<u>INTRODUCTION</u>	1
	SEC. 1.1.1 TITLE	
	SEC. 1.1.2 PURPOSE	
	SEC. 1.1.3 SCOPE	
	SEC. 1.1.4 VIOLATION	
	SEC. 1.1.5 CONSISTENCY	
	SEC. 1.1.6 ENUMERATION	
DIVISION 2	<u>INTERPRETATION</u>	3
	SEC. 1.2.1 INTERPRETATION OF THE <i>LAND USE CODE (LUC)</i>	
	SEC. 1.2.2 CONFLICTING PROVISIONS	
	SEC. 1.2.3 EFFECT ON OTHER PROVISIONS	
	SEC. 1.2.4 NO RELIEF FROM OTHER PROVISIONS	
	SEC. 1.2.5 LAND USES AS ALLOWED IN THE <i>LUC</i>	
	SEC. 1.2.6 MORE RESTRICTIVE ZONING	
	SEC. 1.2.7 CONTINUING EXISTING USES	
	SEC. 1.2.8 RESTORING UNSAFE STRUCTURES	
	SEC. 1.2.9 ZONING OF LAND ANNEXED INTO THE CITY	
	SEC. 1.2.10 VARIANCE AND MODIFICATION REQUESTS, APPEALS	
	SEC. 1.2.11 SEVERABILITY	
DIVISION 3	<u>MAPPING</u>	6
	SEC. 1.3.1 TITLE	
	SEC. 1.3.2 PURPOSE	
	SEC. 1.3.3 APPLICABILITY	
	SEC. 1.3.4 DETERMINATION OF ZONE BOUNDARIES	
	SEC. 1.3.5 ZONE BOUNDARIES DIVIDING A LOT	
	SEC. 1.3.6 ZONE BOUNDARY CONFLICT	
	SEC. 1.3.7 ZONING OF RIGHT-OF-WAY	
ARTICLE II	<u>ZONES</u>	8
DIVISION 1	<u>GENERAL PROVISIONS</u>	8
	SEC. 2.1.1 PURPOSE	
	SEC. 2.1.2 ESTABLISHMENT OF BOUNDARIES	
	SEC. 2.1.3 LAND USE GROUP AND LAND USE CLASS	
	SEC. 2.1.4 PERMITTED LAND USES	
	SEC. 2.1.5 SPECIAL EXCEPTION LAND USES	
	SEC. 2.1.6 SECONDARY LAND USES	
	SEC. 2.1.7 ACCESSORY LAND USES	
	SEC. 2.1.8 DEVELOPMENT DESIGNATOR	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS		<u>Page</u>
(ARTICLE II)		
	SEC. 2.1.9 DEVELOPMENT REGULATIONS	
	SEC. 2.1.10 OUTDOOR DISPLAY OF PRODUCTS FOR RENT OR SALE	
DIVISION 2	<u>RURAL RESIDENTIAL ZONES</u>	10
	SEC. 2.2.1 "IR" INSTITUTIONAL RESERVE ZONE	
	SEC. 2.2.2 "RH" RURAL HOMESTEAD ZONE	
	SEC. 2.2.3 RESERVED	
	SEC. 2.2.4 "SR" SUBURBAN RANCH ZONE	
	SEC. 2.2.5 RESERVED	
	SEC. 2.2.6 "SH" SUBURBAN HOMESTEAD ZONE	
DIVISION 3	<u>URBAN RESIDENTIAL ZONES</u>	29
	SEC. 2.3.1 RESERVED	
	SEC. 2.3.2 "RX-1" RESIDENCE ZONE	
	SEC. 2.3.3 "RX-2" RESIDENCE ZONE	
	SEC. 2.3.4 "R-1" RESIDENCE ZONE	
	SEC. 2.3.5 "R-2" RESIDENCE ZONE	
	SEC. 2.3.6 "R-3" RESIDENCE ZONE	
	SEC. 2.3.7 "MH-1" MOBILE HOME ZONE	
	SEC. 2.3.8 "MH-2" MOBILE HOME ZONE	
DIVISION 4	<u>OFFICE ZONES</u>	51
	SEC. 2.4.1 "O-1" OFFICE ZONE	
	SEC. 2.4.2 "O-2" OFFICE ZONE	
	SEC. 2.4.3 "O-3" OFFICE ZONE	
DIVISION 5	<u>COMMERCIAL ZONES</u>	60
	SEC. 2.5.1 "RVC" RURAL VILLAGE CENTER ZONE	
	SEC. 2.5.2 "NC" NEIGHBORHOOD COMMERCIAL ZONE	
	SEC. 2.5.3 "C-1" COMMERCIAL ZONE	
	SEC. 2.5.4 "C-2" COMMERCIAL ZONE	
	SEC. 2.5.5 "C-3" COMMERCIAL ZONE	
	SEC. 2.5.6 "P" PARKING ZONE	
	SEC. 2.5.7 "RV" RECREATIONAL VEHICLE ZONE	
DIVISION 6	<u>MIXED USE ZONES</u>	85
	SEC. 2.6.1 "OCR-1" OFFICE/COMMERCIAL/RESIDENTIAL ZONE	
	SEC. 2.6.2 "OCR-2" OFFICE/COMMERCIAL/RESIDENTIAL ZONE	
	SEC. 2.6.3 PLANNED AREA DEVELOPMENT (PAD) ZONE	
	SEC. 2.6.4 "MU" MULTIPLE USE ZONE	
	SEC. 2.6.5 PLANNED COMMUNITY DEVELOPMENT (PCD) DISTRICT	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS		<u>Page</u>
(ARTICLE II)		
DIVISION 7	<u>INDUSTRIAL ZONES</u>	104
SEC. 2.7.1	"P-1" PARK INDUSTRIAL ZONE	
SEC. 2.7.2	"I-1" LIGHT INDUSTRIAL ZONE	
SEC. 2.7.3	"I-2" HEAVY INDUSTRIAL ZONE	
DIVISION 8	<u>OVERLAY ZONES</u>	119
SEC. 2.8.1	HILLSIDE DEVELOPMENT ZONE (HDZ)	
SEC. 2.8.2	SCENIC CORRIDOR ZONE (SCZ)	
SEC. 2.8.3	MAJOR STREETS AND ROUTES (MS&R) SETBACK ZONE	
SEC. 2.8.4	GATEWAY CORRIDOR ZONE	
SEC. 2.8.5	AIRPORT ENVIRONS ZONE (AEZ)	
SEC. 2.8.6	ENVIRONMENTAL RESOURCE ZONE (ERZ)	
SEC. 2.8.7	RESERVED	
SEC. 2.8.8	HISTORIC PRESERVATION ZONE (HPZ)	
SEC. 2.8.9	DRACHMAN SCHOOL OVERLAY (DSO) ZONE	
SEC. 2.8.10	RIO NUEVO AND DOWNTOWN (RND) ZONE	
SEC. 2.8.11	NEIGHBORHOOD PRESERVATION ZONE (NPZ)	
SEC. 2.8.12	DOWNTOWN AREA INFILL INCENTIVE DISTRICT ZONE (IID)	
SEC. 2.8.13	URBAN OVERLAY DISTRICT ZONE (UOD)	
DIVISION 9	<u>OPEN SPACE (OS) ZONE</u>	179.23
ARTICLE III	<u>DEVELOPMENT REGULATIONS</u>	180
DIVISION 1	<u>GENERAL PROVISIONS</u>	180
SEC. 3.1.1	PURPOSE	
SEC. 3.1.2	GENERAL PROVISIONS	
SEC. 3.1.3	APPLICABILITY	
SEC. 3.1.4	DEVELOPMENT STANDARDS	
DIVISION 2	<u>DEVELOPMENT CRITERIA</u>	181
SEC. 3.2.1	PURPOSE	
SEC. 3.2.2	PRINCIPAL LAND USE	
SEC. 3.2.3	PRINCIPAL STRUCTURE	
SEC. 3.2.4	SECONDARY LAND USE	
SEC. 3.2.5	ACCESSORY USES AND STRUCTURES	
SEC. 3.2.6	PERIMETER YARDS	
SEC. 3.2.7	STRUCTURE HEIGHT MEASUREMENT	
SEC. 3.2.8	ACCESS PROVISIONS	
SEC. 3.2.9	LOT COVERAGE	
SEC. 3.2.10	RESIDENTIAL DENSITY CALCULATIONS	
SEC. 3.2.11	FLOOR AREA RATIO (FAR) CALCULATION	
SEC. 3.2.12	SOLAR CONSIDERATIONS	
SEC. 3.2.13	STREETS	
SEC. 3.2.14	LOTS	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS

Page

(ARTICLE III)

DIVISION 3	<u>MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS</u>	216
	SEC. 3.3.1 PURPOSE	
	SEC. 3.3.2 APPLICABILITY	
	SEC. 3.3.3 GENERAL PROVISIONS	
	SEC. 3.3.4 REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES	
	SEC. 3.3.5 REDUCTIONS AND EXCEPTIONS	
	SEC. 3.3.6 MOTOR VEHICLE USE AREA DESIGN CRITERIA	
	SEC. 3.3.7 MOTOR VEHICLE STACKING REQUIREMENTS	
	SEC. 3.3.8 REQUIRED NUMBER OF BICYCLE PARKING SPACES	
	SEC. 3.3.9 BICYCLE PARKING DESIGN CRITERIA	
	SEC. 3.3.10 PARKING DESIGN MODIFICATION REQUEST	
DIVISION 4	<u>LOADING AREAS</u>	239
	SEC. 3.4.1 PURPOSE	
	SEC. 3.4.2 APPLICABILITY	
	SEC. 3.4.3 GENERAL PROVISIONS	
	SEC. 3.4.4 DESIGN CRITERIA	
	SEC. 3.4.5 REQUIRED LOADING AREAS	
DIVISION 5	<u>PERFORMANCE CRITERIA</u>	247
	SEC. 3.5.1 GENERAL	
	SEC. 3.5.2 AGRICULTURAL USE GROUP	
	SEC. 3.5.3 CIVIC USE GROUP	
	SEC. 3.5.4 COMMERCIAL SERVICES USE GROUP	
	SEC. 3.5.5 INDUSTRIAL USE GROUP	
	SEC. 3.5.6 RECREATION USE GROUP	
	SEC. 3.5.7 RESIDENTIAL USE GROUP	
	SEC. 3.5.8 RESTRICTED ADULT ACTIVITIES USE GROUP	
	SEC. 3.5.9 RETAIL TRADE USE GROUP	
	SEC. 3.5.10 STORAGE USE GROUP	
	SEC. 3.5.11 UTILITIES USE GROUP	
	SEC. 3.5.12 WHOLESALING USE GROUP	
	SEC. 3.5.13 GENERALLY APPLIED CRITERIA	
DIVISION 6	<u>DEVELOPMENT INCENTIVES</u>	277
	SEC. 3.6.1 FLEXIBLE LOT DEVELOPMENT (FLD)	
DIVISION 7	<u>LANDSCAPING AND SCREENING REGULATIONS</u>	286
	SEC. 3.7.1 PURPOSE, INTENT, AND APPLICABILITY	
	SEC. 3.7.2 LANDSCAPE REQUIREMENTS	
	SEC. 3.7.3 SCREENING REQUIREMENTS	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS		<u>Page</u>
(ARTICLE III)		
	SEC. 3.7.4 USE OF WATER	
	SEC. 3.7.5 SPECIAL REQUIREMENTS	
	SEC. 3.7.6 MAINTENANCE	
	SEC. 3.7.7 ADMINISTRATION	
DIVISION 8	<u>NATIVE PLANT PRESERVATION</u>	299
	SEC. 3.8.1 INTENT	
	SEC. 3.8.2 PURPOSE	
	SEC. 3.8.3 APPLICABILITY	
	SEC. 3.8.4 GENERAL PROVISIONS AND REQUIREMENTS	
	SEC. 3.8.5 PROTECTED NATIVE PLANT LIST	
	SEC. 3.8.6 PLANT PRESERVATION REQUIREMENTS	
	SEC. 3.8.7 ENFORCEMENT, PENALTIES, FINES, AND OTHER REMEDIES	
	SEC. 3.8.8 ADMINISTRATION	
ARTICLE IV	<u>SUBDIVISIONS</u>	310
DIVISION 1	<u>GENERALLY</u>	310
	SEC. 4.1.1 PURPOSE	
	SEC. 4.1.2 DEFINITIONS	
	SEC. 4.1.3 APPLICABILITY	
	SEC. 4.1.4 GENERAL PROVISIONS	
	SEC. 4.1.5 PREAPPLICATION CONFERENCE	
	SEC. 4.1.6 PLATTING PROCEDURES	
	SEC. 4.1.7 EXPIRATION DATES	
	SEC. 4.1.8 SUBDIVISION DESIGN STANDARDS	
	SEC. 4.1.9 CONDOMINIUM, COOPERATIVE, COMMUNITY APARTMENT, TOWNHOUSE, MOBILE HOME PARK SUBDIVISION CONVERSIONS	
DIVISION 2	<u>MINOR SUBDIVISIONS</u>	317
	SEC. 4.2.1 PURPOSE	
	SEC. 4.2.2 APPLICABILITY	
	SEC. 4.2.3 GENERAL PROVISIONS	
	SEC. 4.2.4 REVIEW PROCEDURES	
	SEC. 4.2.5 EXPIRATION DATES	
DIVISION 3	<u>LAND SPLITS</u>	320
	SEC. 4.3.1 PURPOSE	
	SEC. 4.3.2 APPLICABILITY	
	SEC. 4.3.3 REVIEW PROCEDURES	
	SEC. 4.3.4 COMPLIANCE	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS		<u>Page</u>
ARTICLE V	<u>ADMINISTRATION</u>	322
DIVISION 1	<u>POWERS AND DUTIES</u>	322
	SEC. 5.1.1 PURPOSE	
	SEC. 5.1.2 MAYOR AND COUNCIL	
	SEC. 5.1.3 CITY MANAGER	
	SEC. 5.1.4 PLANNING DEPARTMENT	
	SEC. 5.1.5 PLANNING COMMISSION	
	SEC. 5.1.6 ZONING EXAMINER	
	SEC. 5.1.7 BOARD OF ADJUSTMENT (B/A)	
	SEC. 5.1.8 DESIGN REVIEW BOARD (DRB)	
	SEC. 5.1.9 TUCSON-PIMA COUNTY HISTORICAL COMMISSION	
	SEC. 5.1.10 HISTORIC DISTRICT ADVISORY BOARDS	
	SEC. 5.1.11 DEVELOPMENT SERVICES DEPARTMENT (DSD)	
DIVISION 2	<u>SPECIAL PLANNING DOCUMENTS</u>	336
	SEC. 5.2.1 PURPOSE	
	SEC. 5.2.2 <i>GENERAL PLAN</i>	
	SEC. 5.2.3 SPECIFIC PLANS AND REGULATIONS	
DIVISION 3	<u>SPECIAL DEVELOPMENT APPLICATIONS</u>	340
	SEC. 5.3.1 PURPOSE	
	SEC. 5.3.2 CHANGE OF ZONING (REZONING)	
	SEC. 5.3.3 VARIANCES	
	SEC. 5.3.4 DESIGN DEVELOPMENT OPTION (DDO)	
	SEC. 5.3.5 DESIGN DEVELOPMENT OPTION (DDO)	
	SEC. 5.3.6 NONCONFORMING USE OR STRUCTURE	
	SEC. 5.3.7 TEMPORARY USE OR STRUCTURE	
	SEC. 5.3.8 DEVELOPMENT PLAN	
	SEC. 5.3.9 SPECIAL EXCEPTION LAND USES	
	SEC. 5.3.10 PROTECTED DEVELOPMENT RIGHT	
	SEC. 5.3.11 ARCHITECTURAL DOCUMENTATION PRIOR TO DEMOLITION OF HISTORIC BUILDINGS	
	SEC. 5.3.12 ZONING COMPLIANCE FOR SITE IMPROVEMENTS IN EXISTENCE ON MAY 1, 2005	
DIVISION 4	<u>PROCEDURES</u>	351
	SEC. 5.4.1 PURPOSE	
	SEC. 5.4.2 PLANNING COMMISSION PROCEDURES	
	SEC. 5.4.3 ZONING EXAMINER PROCEDURES	
DIVISION 5	<u>COMPLIANCE AND ENFORCEMENT</u>	422
	SEC. 5.5.1 PURPOSE	
	SEC. 5.5.2 ENFORCEMENT AUTHORITY	
	SEC. 5.5.3 VIOLATIONS	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS		<u>Page</u>
ARTICLE VI	<u>DEFINITIONS</u>	424
DIVISION 1	<u>GENERAL</u>	424
	SEC. 6.1.1 PURPOSE	
	SEC. 6.1.2 GENERAL RULES OF APPLICATION	
	SEC. 6.1.3 GENERAL RULES FOR CONSTRUCTION OF LANGUAGE	
DIVISION 2	<u>LISTING OF WORDS AND TERMS</u>	425
	SEC. 6.2.1 DEFINITIONS A	
	SEC. 6.2.2 DEFINITIONS B	
	SEC. 6.2.3 DEFINITIONS C	
	SEC. 6.2.4 DEFINITIONS D	
	SEC. 6.2.5 DEFINITIONS E	
	SEC. 6.2.6 DEFINITIONS F	
	SEC. 6.2.7 DEFINITIONS G	
	SEC. 6.2.8 DEFINITIONS H	
	SEC. 6.2.9 DEFINITIONS I	
	SEC. 6.2.10 DEFINITIONS J	
	SEC. 6.2.11 DEFINITIONS K	
	SEC. 6.2.12 DEFINITIONS L	
	SEC. 6.2.13 DEFINITIONS M	
	SEC. 6.2.14 DEFINITIONS N	
	SEC. 6.2.15 DEFINITIONS O	
	SEC. 6.2.16 DEFINITIONS P	
	SEC. 6.2.17 DEFINITIONS Q	
	SEC. 6.2.18 DEFINITIONS R	
	SEC. 6.2.19 DEFINITIONS S	
	SEC. 6.2.20 DEFINITIONS T	
	SEC. 6.2.21 DEFINITIONS U	
	SEC. 6.2.22 DEFINITIONS V	
	SEC. 6.2.23 DEFINITIONS W	
	SEC. 6.2.24 DEFINITIONS X	
	SEC. 6.2.25 DEFINITIONS Y	
	SEC. 6.2.26 DEFINITIONS Z	
DIVISION 3	<u>LAND USE GROUPS</u>	456
	SEC. 6.3.1 PURPOSE	
	SEC. 6.3.2 GENERAL PROVISIONS	
	SEC. 6.3.3 AGRICULTURAL USE GROUP	
	SEC. 6.3.4 CIVIC USE GROUP	
	SEC. 6.3.5 COMMERCIAL SERVICES USE GROUP	
	SEC. 6.3.6 INDUSTRIAL USE GROUP	
	SEC. 6.3.7 RECREATION USE GROUP	
	SEC. 6.3.8 RESIDENTIAL USE GROUP	

CITY OF TUCSON
CHAPTER 23 TUCSON CODE
LAND USE CODE
TABLE OF CONTENTS

TABLE OF CONTENTS

Page

(ARTICLE VI)

SEC. 6.3.9	RESTRICTED ADULT ACTIVITIES USE GROUP
SEC. 6.3.10	RETAIL TRADE USE GROUP
SEC. 6.3.11	STORAGE USE GROUP
SEC. 6.3.12	UTILITIES USE GROUP
SEC. 6.3.13	WHOLESALING USE GROUP

INDEX	500
-------	-------	-----

APPENDICES

APPENDIX 1 - CHECKLIST OF UP-TO-DATE PAGES

7. Residential Care Services: Rehabilitation Service or Shelter Care "29", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)

F. Storage Use Group, Sec. 6.3.11

1. Personal Storage "38", subject to: Sec. 3.5.10.3

G. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2.A, .B., .C., .D., and E.

2.5.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Commercial Services Use Group, Sec. 6.3.5

1. Reserved. (Ord. No. 8666, §1, 3/25/96; Ord. No. 9967, §2, 7/1/04; Ord. No. 10387, §1, 4/10/07)
2. Alcoholic Beverage Service "28", as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.B, .D, .G, .H, .I, and .K; Sec. 3.5.4.19.C; and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 8666, §1, 3/25/96; Ord. No. 9967, §2, 7/1/04)
3. Automotive - Minor Service and Repair "28", subject to: Sec. 3.5.4.2.B, .C, .D, and .E and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
4. Communications "8", limited to wireless communication towers and antennae, subject to: Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.1, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
5. Medical Service - Outpatient, limited to blood donor center, "28", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04)

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "29", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Utilities Use Group, Sec. 6.3.12

1. Distribution System "12", subject to: Sec. 3.5.11.1.A, .E, and .I and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Renewable Energy Generation "38", and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1 7/7/10)

D. Civic Use Group, Sec. 6.3.4

1. Educational Use: Elementary and Secondary Schools "28", subject to: Sec. 3.5.13.5 and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)

E. Retail Trade Use Group, Sec. 6.3.10

1. Food and Beverage Sales - Large Retail Establishment "28", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "28", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9293, §1, 9/27/99)

F. Industrial Use Group, Sec. 6.3.6

1. Perishable Goods Manufacturing "28", as a Secondary Land Use to Food Service, subject to: Sec. 3.5.5.2.F, .G, and .H and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)
2. Salvaging and Recycling, limited to household goods donation center, "28", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, .K, and .L; Sec. 3.5.13.1.B; Sec. 3.5.13.2; Sec. 3.5.13.3; Sec. 3.5.13.4; and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9915, §4, 11/24/03; Ord. No. 9967, §2, 7/1/04)

(Ord. No. 9634, §1, 12/10/01)

2.5.3.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

- A. Alcoholic Beverage Service is permitted as a Secondary Land Use to Food Service, subject to: Sec. 3.5.4.7.A, .C, .F, .H, .I, .J and .K and Sec. 3.5.4.19.C. (Ord. No. 8666, §1, 3/25/96; Ord. No. 10387, §1, 4/10/07)
- B. Automotive - Minor Service and Repair is permitted as a Secondary Land Use to General Merchandise Sales (of automotive fuel), subject to: Sec. 3.5.4.2.G.
- C. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.
 1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
 2. Home Occupation: Day Care, subject to: Sec. 3.5.7.3
- D. The following are permitted as Secondary Land Uses to Religious Use.
 1. Civic Use Group, Sec. 6.3.4
 - a. Cemetery, subject to: Sec. 3.5.3.1.D
 2. Industrial Use Group, Sec. 6.3.6
 - a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

E. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.1.

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following are permitted as Secondary Land Uses to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. 6.3.6

a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.D, .E, and .H

b. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

H. The following is permitted as a Secondary Land Use to all uses in the Retail Trade Use Group.

1. Industrial Use Group, Sec. 6.3.6

a. Craftwork, subject to: Sec. 3.5.5.7

(Ord. No. 8653, §1, 2/26/96)

I. Alcoholic Beverage Service is permitted as a Secondary Land Use to Travelers' Accommodation, Lodging, subject to: Sec. 3.5.4.17.B, .D, .G, .H, .I, .J, and .K and Sec. 3.5.4.19.C.

(Ord. No. 8666, §1, 3/25/96)

2.5.3.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.5.3.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

A. Drive-through services are not permitted unless specifically provided for the land use.

B. All land use activities except vehicular use areas shall be conducted entirely within an enclosed building unless specifically provided otherwise.

CITY OF TUCSON *LAND USE CODE*
 ARTICLE II. ZONES
 DIVISION 5. COMMERCIAL ZONES
 "C-2" COMMERCIAL ZONE

2.5.4 "C-2" COMMERCIAL ZONE.

2.5.4.1 Purpose. This zone provides for general commercial uses that serve the community and region. Residential and other related uses are also permitted.

2.5.4.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "31", subject to: Sec. 3.5.13.5
2. Alcoholic Beverage Service "30", subject to: Sec. 3.5.4.19.C and Sec. 3.5.13.5
3. Animal Service "30", subject to Sec. 3.5.4.1.A, .B, .C, and .D
 *Artisan Residence, See 2.5.4.2.A.24 (Ord. No. 10477, §3, 11/13/07)
4. Automotive - Service and Repair "30", subject to: Sec. 3.5.13.5
5. Billboard "32", subject to: Sec. 3.5.4.26, Sec. 3.5.13.5, and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
6. Building and Grounds Maintenance "30"
7. Communications "31", subject to: Sec. 3.5.4.20.A and Sec. 3.5.13.5 or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
8. Construction Service "30"
9. Day Care "31", subject to: Sec. 3.5.13.5
10. Entertainment "31", subject to: Sec. 3.5.4.4.A, .B, .C, and .D, Sec. 3.5.4.19.C, and Sec. 3.5.13.5
11. Financial Service "31", subject to: Sec. 3.5.13.5 and Sec. 3.5.4.5.C (Ord. No. 10252, §1, 2/28/06)
12. Food Service "30", subject to: Sec. 3.5.4.6.C and Sec. 3.5.13.5
13. Funeral Service "30"
14. Medical Service - Extended Health Care "31", subject to: Sec. 3.5.13.5
15. Medical Service - Major "31"
16. Medical Service - Outpatient "31", subject to: Sec. 3.5.4.8.B
17. Parking "31", subject to: Sec. 3.5.13.5
18. Personal Service "30"
19. Research and Product Development "31"
20. Technical Service "31", subject to: Sec. 3.5.4.16.B

21. Trade Service and Repair, Minor, "30"
 22. Transportation Service, Land Carrier, "31", subject to: Sec. 3.5.13.5
 23. Travelers' Accommodation, Lodging, "31", subject to: Sec. 3.5.13.5
 24. Artisan Residence, "33", subject to: Sec. 3.5.4.28.A, .B, .C, .D, and .E (Ord. No. 10477, §3, 11/13/07)
- B. Retail Trade Use Group, Sec. 6.3.10
1. Construction Material Sales "31"
 2. Food and Beverage Sales "31"
 3. General Merchandise Sales "31", subject to: Sec. 3.5.9.2.A
 4. Heavy Equipment Sales "30", subject to: Sec. 3.5.9.3
 5. Medical Marijuana Designated Caregiver Cultivation Location "30", subject to: Sec. 3.5.9.8.B. and C. (Ord. No. 10850, §3, 11/23/2010)
 6. Medical Marijuana Dispensary "30", subject to: Sec. 3.5.9.8. A
 7. Medical Marijuana Dispensary Off-site Cultivation Location "30", subject to: Sec. 3.5.9.8.B.
 8. Medical Marijuana Qualifying Patient Cultivation Location "30", subject to: Sec. 3.5.9.8.D.
 9. Swap Meets and Auctions "30", subject to: Sec. 3.5.9.4
 10. Vehicle Rental and Sales "31", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. 6.3.4
1. Civic Assembly "31"
 2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
 3. Cultural Use "31"
 4. Educational Use: Elementary and Secondary Schools "31", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
 5. Educational Use: Postsecondary Institution "31", subject to: Sec. 3.5.3.3
 6. Educational Use: Instructional School "31"
 7. Membership Organization "30"
 8. Postal Service "31"
 9. Protective Service "31"
 10. Religious Use "31"

CITY OF TUCSON *LAND USE CODE*
ARTICLE II. ZONES
DIVISION 5. COMMERCIAL ZONES
"C-2" COMMERCIAL ZONE

- D. Industrial Use Group, Sec. 6.3.6
 - 1. Craftwork "30"
 - 2. Processing and Cleaning "30"
 - 3. Salvaging and Recycling "30", subject to: Sec. 3.5.5.6.B, .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)
- E. Recreation Use Group, Sec. 6.3.7
 - 1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. 3.5.13.5
 - 2. Neighborhood Recreation "30"
 - 3. Recreation "31"
- F. Residential Use Group, Sec. 6.3.8
 - 1. Family Dwelling "R"
 - 2. Family Dwelling "FLD-10", subject to: the development regulations in Sec. 3.6.1 (Ord. 10636, §10, 2/24/09)
 - 3. Group Dwelling "30"
 - 4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "30", subject to: Sec. 3.5.7.8.C.4, .D, and .H (no minimum lot size)
 - 5. Residential Care Services: Rehabilitation Service - children's facilities "30", subject to: Sec. 3.5.7.8.A, .C.1, and .D
 - 6. Residential Care Services: Shelter Care - victims of domestic violence "30", subject to: Sec. 3.5.7.8.A, .C.3, and .D
 - 7. Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
 - 1. Adult Commercial Services "30"
 - 2. Adult Recreation "30"
 - 3. Adult Retail Trade "30"
- H. Storage Use Group, Sec. 6.3.11
 - 1. Commercial Storage "31", subject to: Sec. 3.5.10.1
 - 2. Personal Storage "31", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 9631, §1, 12/10/01)
- I. Utilities Use Group, Sec. 6.3.12
 - 1. Distribution System "30", subject to: Sec. 3.5.11.1.A, .E, and .I

2. Renewable Energy Generation "38", subject to Sec. 3.5.11.2, A, B, C, and E. (Ord. No. 10818, §1, 07/07/10)

J. Wholesaling Use Group, Sec. 6.3.13

1. Business Supply and Equipment Wholesaling "31"
2. Construction/Heavy Equipment Wholesaling "31"
3. Food and Beverage Wholesaling "31"

2.5.4.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)

B. Civic Use Group, Sec. 6.3.4

1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. Educational Use: Elementary and Secondary Schools "31", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

C. Commercial Services Use Group, Sec. 6.3.5

1. Alcoholic Beverage Service - Large Bar "30", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. Communications "31", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)
3. Entertainment - Dance Hall "30", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
4. Financial Service, non-chartered financial institution facility, subject to: Sec. 3.5.4.5.D (Ord. No. 10252, §1, 2/28/06)
5. Food Service, limited to a soup kitchen, "31", subject to: Sec. 3.5.4.6.D and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
6. Medical Service - Outpatient, limited to a blood donor center, "31", subject to: Sec. 3.5.4.8.C and approval through a Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. 8582, §1, 9/25/95; (Ord. No. 9967, §2, 7/1/04)

D. Retail Trade Use Group, Sec. 6.3.10

1. Food and Beverage Sales - Large Retail Establishment "31", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "31", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04) (Ord. No. 9293, §1, 9/27/99)

E. Industrial Use Group, Sec. 6.3.6

1. Salvaging and Recycling, limited to household goods donation center, "30", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, .K, and .L; Sec. 3.5.13.1.B; Sec. 3.5.13.2; Sec. 3.5.13.3; Sec. 3.5.13.4; and approval through a Limited Notice Procedure, Sec. 23A-40. This special exception use may be suspended or terminated for failure to conform to adopted conditions in accordance with Sec. 23A-54. (Ord. No. 9915, §4, 11/24/03; Ord. No. 9967, §2, 7/1/04)

F. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38" and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 10818, §1, 07/07/10)

2.5.4.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Agricultural Use Group, Sec. 6.3.3
 - a. General Farming, subject to: Sec. 3.5.2.1.A.1 and .C.1 and Sec. 3.5.2.2

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to twenty-five (25) percent of the gross floor area. More than twenty-five (25) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.

1. Industrial Use Group, Sec. 6.3.6
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing
 - c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
 - d. Precision Manufacturing
 - e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4

a. Cemetery, subject to: Sec. 3.5.3.1.D

2. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to:
Sec. 3.5.10.2.A and .B.1.

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6

a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. 6.3.6

a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.4.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.5.4.6 General Restrictions. The following restrictions apply to all uses and development in this zone.

A. Outdoor display of finished products for rent or sale at retail or wholesale is permitted, unless prohibited by specific performance criteria.

B. Unless modified by specific performance criteria or Sec. 2.5.4.6.A, land uses in the Commercial Services, Industrial, Restricted Adult Activities, and Wholesaling Use Groups shall be conducted entirely within an enclosed building.

2.5.5 "C-3" COMMERCIAL ZONE.

2.5.5.1 Purpose. This zone provides for mid-rise development of general commercial uses that serve the community and region, located downtown or in other major activity center areas. Residential and other related uses are also permitted.

2.5.5.2 Permitted Land Uses. The following Land Use Classes are principal Permitted Land Uses within this zone, subject to compliance with the development and compatibility criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Administrative and Professional Office "34"
2. Alcoholic Beverage Service "33", subject to: Sec. 3.5.4.19.C
3. Animal Service "33", subject to: Sec. 3.5.4.1.A, .B, .C, and .D or Sec. 3.5.4.1.G
 *Artisan Residence, see 2.5.5.2.A.25 (Ord. No. 10477, §4, 11/13/07)
4. Automotive - Service and Repair "33"
5. Billboard "32", subject to: Sec. 3.5.4.26 and the Regulations of Chapter 3, Advertising and Outdoor Signs, of the Tucson Code (Ord. No. 8610, §1, 11/27/95)
6. Building and Grounds Maintenance "33"
7. Communications "34", subject to: Sec. 3.5.4.20.A or Sec. 3.5.4.20.B, .C, and .D.1 or .D.2 (Ord. No. 8813, §1, 3/3/97)
8. Construction Service "33"
9. Day Care "34"
10. Entertainment "34", subject to: Sec. 3.5.4.4.A, .B, .C, and .D and Sec. 3.5.4.19.C
11. Financial Service "34" subject to: Sec. 3.5.4.5.C (Ord. No. 10252, §1, 2/28/06)
12. Food Service "33", subject to: Sec. 3.5.4.6.C
13. Funeral Service "33"
14. Medical Service - Extended Health Care "34"
15. Medical Service - Major "34"
16. Medical Service - Outpatient "34", subject to: Sec. 3.5.4.8.B
17. Parking "34"
18. Personal Service "33"

19. Research and Product Development "34"
 20. Technical Service "34", subject to: Sec. 3.5.4.16.B
 21. Trade Service and Repair, Major, "33", subject to: Sec. 3.5.4.15
 22. Trade Service and Repair, Minor, "33"
 23. Transportation Service, Land Carrier, "34"
 24. Travelers' Accommodation Lodging, "34"
 25. Artisan Residence, "33", subject to: Sec. 3.5.4.28.A, .B, .C, .D, and .E (Ord. No. 10477, §4, 11/13/07)
- B. Retail Trade Use Group, Sec. 6.3.10
1. Construction Material Sales "34"
 2. Food and Beverage Sales "34"
 3. General Merchandise Sales "34", subject to: Sec. 3.5.9.2.A
 4. Heavy Equipment Sales "33", subject to: Sec. 3.5.9.3
 5. Medical Marijuana Designated Caregiver Cultivation Location "30", subject to: Sec. 3.5.9.8.B. and C. (Ord. No. 10850, §3, 11/23/2010)
 6. Medical Marijuana Dispensary "30", subject to: Sec. 3.5.9.8.A.
 7. Medical Marijuana Dispensary Off-site Cultivation Location "30", subject to: Sec. 3.5.9.8.B.
 8. Medical Marijuana Qualifying Patient Cultivation Location "30", subject to: Sec. 3.5.9.8.D.
 9. Swap Meets and Auctions "33", subject to: Sec. 3.5.9.4
 10. Vehicle Rental and Sales "34", subject to: Sec. 3.5.9.5.A and .B (Ord. No. 8653, §1, 2/26/96)
- C. Civic Use Group, Sec. 6.3.4
1. Civic Assembly "34"
 2. Correctional Use: Supervision Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.a, .8, and .10
 3. Cultural Use "34"
 4. Educational Use: Elementary and Secondary Schools "34", subject to: Sec. 3.5.3.7 (Ord. No. 9075, §1, 6/15/98)
 5. Educational Use: Instructional School "34"
 6. Educational Use: Postsecondary Institution "34", subject to: Sec. 3.5.3.3
 7. Membership Organization "33"

8. Postal Service "34"
 9. Protective Service "34"
 10. Religious Use "34"
- D. Industrial Use Group, Sec. 6.3.6
1. Craftwork "33"
 2. Processing and Cleaning "33"
 3. Salvaging and Recycling "33", subject to: Sec. 3.5.5.6.B, .C, and .E (Ord. No. 8653, §1, 2/26/96; Ord. No. 9915, §4, 11/24/03)
 4. Salvaging and Recycling, limited to household goods donation center, "33", subject to: Sec. 3.5.5.6.B, .F, .G, .H, .I, .J, and .K; Sec. 3.5.13.3; and Sec. 3.5.13.4 (Ord. No. 9915, §4, 11/24/03)
- E. Recreation Use Group, Sec. 6.3.7
1. Golf Course "1", subject to: Sec. 3.5.6.3 and Sec. 3.5.13.5
 2. Neighborhood Recreation "33"
 3. Recreation "34"
- F. Residential Use Group, Sec. 6.3.8
1. Family Dwelling "S"
 2. Family Dwelling "FLD-10", subject to: the development regulations in Sec. 3.6.1 (Ord. No. 10636, §10, 2/24/09)
 3. Group Dwelling "33"
 4. Residential Care Services: Adult Care Service or Physical and Behavioral Health Service "33", subject to: Sec. 3.5.7.8.C.4 and .D
 5. Residential Care Services: Rehabilitation Service - children's facilities "33", subject to: Sec. 3.5.7.8.A, .C.1, and .D
 6. Residential Care Services: Shelter Care - victims of domestic violence "33", subject to: Sec. 3.5.7.8.A, .C.3, and .D
 7. Residential Care Services: Rehabilitation Service or Shelter Care "33", subject to: Sec. 3.5.7.8.A, .C.4, .D, .F, and .H (no minimum lot size)
- G. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1
1. Adult Commercial Services "33"
 2. Adult Recreation "33"
-

3. Adult Retail Trade "33"

H. Storage Use Group, Sec. 6.3.11

1. Commercial Storage "34", subject to: Sec. 3.5.10.1
2. Personal Storage "34", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 8653, §1, 2/26/96; Ord. No. 9631, §1, 12/10/01)

I. Utilities Use Group, Sec. 6.3.12

1. Distribution System "33", subject to: Sec. 3.5.11.1.A, .E, and .I
2. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.A, .B., .C., and .E. (Ord. No. 10818, §1 07/07/10)

J. Wholesaling Use Group, Sec. 6.3.13

1. Business Supply and Equipment Wholesaling "34"
2. Construction/Heavy Equipment Wholesaling "34"
3. Food and Beverage Wholesaling "34"

2.5.5.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Reserved. (Ord. No. 9138, §1, 10/5/98)

B. Residential Use Group, Sec. 6.3.8

1. Residential Care Services: Rehabilitation Service or Shelter Care "31", subject to: Sec. 3.5.7.8.A, .C.4, .D, and .H (no minimum lot size) and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53. (Ord. No. 9967, §2, 7/1/04)

C. Civic Use Group, Sec. 6.3.4

1. Correctional Use: Custodial Facility "8", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. Educational Use: Elementary and Secondary Schools "34", subject to: Approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A53. (Ord. No. 9075, §1, 6/15/98; Ord. No. 9967, §2, 7/1/04)

D. Commercial Services Use Group, Sec. 6.3.5

1. Alcoholic Beverage Service - Large Bar "33", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. Communications "34", subject to: Sec. 3.5.4.20.B, .C, and .E.1, or Sec. 3.5.4.20.B, .C, and .E.2, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97)

3. Entertainment - Dance Hall "33", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
4. Financial Service, non-chartered financial institution facility, subject to: Sec. 3.5.4.5.D (Ord. No. 10252, §1, 2/28/06)
5. Food Service, limited to a soup kitchen, "33", subject to: Sec. 3.5.4.6.D and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
6. Medical Service - Outpatient, limited to a blood donor center, "33", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9967, §2, 7/1/04) (Ord. No. 8813, §1, 3/3/97)

E. Retail Trade Use Group, Sec. 6.3.10

1. Food and Beverage Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)
2. General Merchandise Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3. (Ord. No. 9967, §2, 7/1/04)

F. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38" and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. 10818, §1, 7/7/10)

(Ord. No. 9293, §1, 9/27/99)

2.5.5.4 Secondary Land Uses. The following Land Use Classes are permitted within this zone as Secondary Land Uses, subject to the requirements of Sec. 3.2.4 and to any additional requirements listed with the use. (Ord. No. 8653, §1, 2/26/96)

A. Home Occupations are permitted as Secondary Land Uses to Family Dwelling.

1. Home Occupation: General Application, subject to: Sec. 3.5.7.2
2. Agricultural Use Group, Sec. 6.3.3
 - a. General Farming, subject to: Sec. 3.5.2.1.A.1 and .C.1 and Sec. 3.5.2.2

B. The following are permitted as Secondary Land Uses to the Commercial Services, Retail Trade, or Wholesaling Use Groups, limited to thirty-three (33) percent of the gross floor area. More than thirty-three (33) percent of the gross floor area may be allocated to the permitted Secondary Land Use if the criteria in Sec. 3.5.5 are met.

1. Industrial Use Group, Sec. 6.3.6
 - a. General Manufacturing
 - b. Heavy Equipment Manufacturing

- c. Perishable Goods Manufacturing, limited to: Baked goods and confectionery products manufacturing only (Ord. No. 8653, §1, 2/26/96)
- d. Precision Manufacturing
- e. Primary Manufacturing

C. The following are permitted as Secondary Land Uses to Religious Use.

1. Civic Use Group, Sec. 6.3.4

- a. Cemetery, subject to: Sec. 3.5.3.1.D

2. Industrial Use Group, Sec. 6.3.6

- a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

D. Hazardous Material Storage is permitted as a Secondary Land Use to a Permitted Land Use, subject to: Sec. 3.5.10.2.A and .B.3.

E. The following is permitted as a Secondary Land Use to Alcoholic Beverage Service.

1. Industrial Use Group, Sec. 6.3.6

- a. Perishable Goods Manufacturing, subject to: Sec. 3.5.5.2.F, .G, and .H

(Ord. No. 8653, §1, 2/26/96)

F. The following is permitted as a Secondary Land Use to Educational Use.

1. Industrial Use Group, Sec. 6.3.6

- a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

G. The following is permitted as a Secondary Land Use to all uses in the Commercial Services and Retail Trade Use Groups.

1. Industrial Use Group, Sec. 6.3.6

- a. Salvaging and Recycling, subject to: Sec. 3.5.5.6.A and .C (Ord. No. 9915, §4, 11/24/03)

(Ord. No. 8653, §1, 2/26/96)

2.5.5.5 Accessory Land Uses. Land uses accessory to the Permitted or Secondary Land Uses are allowed, subject to compliance with Sec. 3.2.5.

2.5.6 "P" PARKING ZONE.

2.5.6.1 Purpose. This zone provides for off-street motor vehicle parking within residential areas to serve land uses in another zone.

2.5.6.2 Permitted Land Uses. The following Land Use Classes are permitted within this zone, subject to compliance with the development criteria listed for the Development Designator indicated and to any additional conditions listed for each use. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3.

A. Commercial Services Use Group, Sec. 6.3.5

1. Parking "40", subject to: Sec. 3.5.4.12

2.5.6.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Utilities Use Group, Sec. 6.3.12

1. Renewable Energy Generation "38", subject to Sec. 3.5.11.2.B., C., D., and E., and approval through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. 10818, §1, 07/07/2010)

2.5.6.4. Accessory Land Uses. The Land Use Classes permitted within this zone as accessory uses are those permitted under Sec. 3.2.5.

2.6.3 PLANNED AREA DEVELOPMENT (PAD) ZONE.

2.6.3.1 Purpose. The purpose of the Planned Area Development (PAD) zone is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.

2.6.3.2 Land Use Regulations.

- A. A PAD zone is a zoning classification which provides for the establishment of zoning districts with distinct regulations as adopted by Mayor and Council. A PAD zone shall be identified as a Planned Area Development (PAD) District and may have land use regulations different from the zoning regulations applicable to other zoning districts in this Chapter and any other PAD District.
- B. PAD Districts are identified on the City Zoning Maps by the letters "PAD" followed by a number and the name of the District, such as "PAD-1, Williams Addition Planned Area Development (PAD) District," signifying the set of regulations adopted and applicable to that District.
- C. Where a provision in a PAD District varies from the *Land Use Code (LUC)*, the provisions in the PAD District shall govern.

2.6.3.3 Establishment of a PAD District.

- A. A PAD District is established through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
- B. Each PAD District must be in compliance with the adopted *General Plan* and applicable subregional, area, and neighborhood plans. (Ord. No. 9517, §2, 2/12/01)
 - 1. A separate PAD zone shall be adopted for each PAD District.
 - 2. A PAD District must have the same boundaries as the applicable PAD zone.

2.6.3.4 Districts Established. The list of established PADs shall be maintained by the Planning and Development Services Department.

(Ord. No. 10711, §1, 09/09/09)

2.6.3.5 Initiation of a PAD District. A PAD District is initiated by filing an application for a Zoning Examiner Legislative Procedure in conformance with Sec. 5.4.1 and 5.4.3, with the Planning and Development Services Department. The application may be filed by the owners of the subject property, an agent for the property owners, or the Mayor and Council. The application will be accepted for processing only if the following requirements are met.

- A. The site is under single ownership or control except when initiated by the Mayor and Council.
- B. The site's land area is a minimum of forty (40) acres, or if located in the Downtown Area Infill Incentive District as defined in Sec. 2.8.12.9, the Downtown Parking District as defined in Sec. 6.2.4, or in the Rio Nuevo and Downtown (RND) Zone as defined in Sec. 6.2.18, there is no minimum site area. The Mayor and Council may authorize the initiation of a PAD District of less than the size required by this Section if the proposed PAD District is consistent with the intent of the PAD zone. (Ord. No. 10886, §3, 03/22/11)
- C. The PAD District shall be configured to accommodate a well-integrated project. A PAD District may include existing rights-of-way provided the district is planned and developed on a unified basis.

(Ord. No. 10711, §1, 09/09/09)

2.6.3.6 Application.

- A. PAD District documents shall include the elements described in Sections 2.6.3.6.B, C, and D in the form of either a map(s), text, or both, as applicable with the following exception:
1. For projects initiated by the Mayor and Council or located in the Downtown Area Infill Incentive District as defined in Sec. 2.8.12.9 or the Rio Nuevo and Downtown (RND) Zone as defined in Sec. 6.2.18, an applicant may request an exception to components of Sec. 2.6.3.C (Site Analysis) subject to the following:
 - a. The request must be made prior to submittal of the PAD application.
 - b. The applicant must identify which submittal requirement(s) is requested for an exception and provide a rationale for the change.
 - c. The Planning and Development Services Department Director shall make the final determination on whether to accept the request. The director shall consider the purpose statements of the PAD and the Downtown Area Infill Incentive District and applicable General Plan policies when rendering a decision. Approval of the request does not represent the department's endorsement or approval of the rezoning request or project design.
 - d. The rationale for the approved exceptions shall be included with the submittal.
 - e. The Zoning Examiner and the Mayor and Council may request additional information concerning omitted or modified sections during the review of the rezoning request.
- B. Introduction and Policy. A description of the purpose, scope, main concepts, and goals of the PAD District, indicating the following.
1. Substantial conformance with the *General Plan* and City land use plans which encompass all or part of the proposed PAD District. (Ord. No. 9517, §2, 2/12/01)
 2. The rationale for the use of a PAD zone rather than the use of other zones.
 3. The benefits to the community and the applicant by the use of a PAD District.
 4. The suitability of the PAD District to significant environmental factors if applicable.
 5. The compatibility of the PAD District with adjoining land uses.
 6. The physical and economic suitability and feasibility of the PAD District with existing infrastructure and services.
- C. Site Analysis.
1. Significant natural and built constraints of the site and surroundings.
 2. Major transportation and circulation elements intended to serve the PAD District.
 3. Existing zoning of the PAD District site and parcels within one hundred fifty (150) feet.
 4. Adjacent parcels and structures within one hundred fifty (150) feet of the PAD District boundary.

CITY OF TUCSON *LAND USE CODE*
ARTICLE II. ZONES
DIVISION 7. INDUSTRIAL ZONES
"I-1" LIGHT INDUSTRIAL ZONE

Sec. 2.7.2.2

2. Residential Care Services: Rehabilitation Service or Shelter Care "35", subject to: Sec. 3.5.7.8.A, .C.4, .D, .E, and .F

F. Restricted Adult Activities Use Group, Sec. 6.3.9, subject to: Sec. 3.5.8.1

All activity, including the display of any retail items, is to occur within a completely enclosed building and is not to be visible from the exterior.

1. Adult Commercial Services "34"
2. Adult Industrial Uses "34"
3. Adult Recreation "34"
4. Adult Retail Trade "34"

G. Retail Trade Use Group, Sec. 6.3.10

1. Construction Material Sales "34"
2. Food and Beverage Sales "34"
3. General Merchandise Sales "34"
4. Heavy Equipment Sales "34", subject to: Sec. 3.5.9.3
5. Medical Marijuana Designated Caregiver Cultivation Location "34", subject to: Sec. 3.5.9.8.B. and C. (Ord. No. 10850, §3, 11/23/2010.)
6. Medical Marijuana Dispensary Off-site Cultivation Location "34", subject to: Sec. 3.5.9.8.B.
7. Medical Marijuana Qualifying Patient Cultivation Location "34", subject to: Sec. 3.5.9.8.D.
8. Swap Meets and Auctions "34", subject to: Sec. 3.5.9.4 (limited to Auctions only)
9. Vehicle Rental and Sales "34", subject to: Sec. 3.5.9.5.A

H. Storage Use Group, Sec. 6.3.11

1. Commercial Storage "34", subject to: Sec. 3.5.10.1
2. Personal Storage "34", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 9631, §1, 12/10/01)

I. Utilities Use Group, Sec. 6.3.12

1. Distribution System "34", subject to: Sec. 3.5.11.1.A, .B, and .D
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2, B., C., and E.

J. Wholesaling Use Group, Sec. 6.3.13

1. Business Supply and Equipment Wholesaling "34"

CITY OF TUCSON *LAND USE CODE*
 ARTICLE II. ZONES
 DIVISION 7. INDUSTRIAL ZONES
 "I-1" LIGHT INDUSTRIAL ZONE

2. Construction/Heavy Equipment Wholesaling "34"
3. Food and Beverage Wholesaling "34" (Ord. No. 8722, §1, 6/24/96)

2.7.2.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Residential Use Group, Sec. 6.3.8

1. Family Dwelling "34", subject to: Sec. 3.5.7.10 and approval through a Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)

B. Commercial Services Use Group, Sec. 6.3.5

1. Alcoholic Beverage Service - Large Bar "36", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
2. Communications "36", subject to: Sec. 3.5.4.20.B, .C, and .E.1 or .E.2, or Sec. 3.5.4.20.B, .C, and .E.3, or Sec. 3.5.4.20.B, .C, and .F.2, or Sec. 3.5.4.20.B, .C, and .G (Ord. No. 8813, §1, 3/3/97; Ord. No. 9374, §1, 4/10/00)
3. Entertainment - Dance Hall "36", subject to: Sec. 3.5.4.19.B and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
4. Food Service, limited to a soup kitchen, "34", subject to: Sec. 3.5.4.6.D and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
5. Medical Service - Outpatient, limited to a blood donor center, "34", subject to: Sec. 3.5.4.8.C and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 8722, §1, 6/24/96; Ord. No. 9967, §2, 7/1/04)

C. Retail Trade Use Group, Sec. 6.3.10

1. Swap Meets and Auctions "34", subject to: Sec. 3.5.9.4 and approval through Limited Notice Procedure, Sec. 23A-40 (Ord. No. 9967, §2, 7/1/04)
2. Food and Beverage Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)
3. General Merchandise Sales - Large Retail Establishment "34", subject to: Sec. 3.5.9.7 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9293, §1, 9/27/99; Ord. No. 9967, §2, 7/1/04)

D. Civic Use Group, Sec. 6.3.4

1. Correctional Use - Custodial Facility "34", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)
2. Correctional Use - Jail or Prison "34", subject to: Sec. 3.5.3.4.B.1, .3.e, .4.d, .5.c, .6.c, .7, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

9. Parking "35"
10. Research and Product Development "35"
11. Technical Service "35"
12. Trade Service and Repair, Major, "35", subject to: Sec. 3.5.4.15
13. Trade Service and Repair, Minor, "35"
14. Transportation Service, Land Carrier, "35"
15. Travelers' Accommodation, Lodging, "35"

(Ord. No. 8610, §1, 11/27/95; Ord. No. 8722, §1, 6/24/96; Ord. No. 9138, §1, 10/5/98)

C. Retail Trade Use Group, Sec. 6.3.10

1. Construction Material Sales "35"
2. General Merchandise Sales "35"
3. Heavy Equipment Sales "35", subject to: Sec. 3.5.9.3
4. Medical Marijuana Designated Caregiver Cultivation Location "34", subject to: Sec. 3.5.9.8.B. and C. (Ord. No. 10850, §3, 11/23/2010.)
5. Medical Marijuana Dispensary Off-site Cultivation Location "34", subject to: Sec. 3.5.9.8.B.
6. Medical Marijuana Qualifying Patient Cultivation Location "34", subject to: Sec. 3.5.9.8.D.
7. Swap Meets and Auctions "35", subject to: Sec. 3.5.9.4
8. Vehicle Rental and Sales "35", subject to: Sec. 3.5.9.5.A (Ord. No. 8653, §1, 2/26/96)

D. Storage Use Group, Sec. 6.3.11

1. Commercial Storage "35"
2. Personal Storage "35", subject to: Sec. 3.5.10.3.C and .F (Ord. No. 9631, §1, 12/10/01)

E. Utilities Use Group, Sec. 6.3.12

1. Distribution System "35"
2. Renewable Energy Generation "38", subject to: Sec. 3.5.11.2, B., C., and E.

F. Wholesaling Use Group, Sec. 6.3.13

1. Business Supply and Equipment Wholesaling "35"
2. Construction/Heavy Equipment Wholesaling "35"

3. Food and Beverage Wholesaling "35"

(Ord. No. 8722, §1, 6/24/96)

G. Any Land Use Class not allowed as a Permitted Land Use or a Special Exception Land Use in any other zone or as a Special Exception Land Use within the I-2 zone, provided the Development Designator used is the one listed below for the respective use group.

1. Agricultural Use Group, Sec. 6.3.3, "30"
2. Civic Use Group, Sec. 6.3.4, "34"
3. Commercial Services Use Group, Sec. 6.3.5, "30"
4. Industrial Use Group, Sec. 6.3.6, "35", subject to: Sec. 3.5.5.1
5. Recreation Use Group, Sec. 6.3.7, "35"
6. Restricted Adult Activities Use Group, Sec. 6.3.9, "30"
7. Retail Trade Use Group, Sec. 6.3.10, "30"
8. Storage Use Group, Sec. 6.3.11, "35"
9. Utilities Use Group, Sec. 6.3.12, "35"
10. Wholesaling Use Group, Sec. 6.3.13, "35"

(Ord. No. 8722, §1, 6/24/96)

Editor's Note: Sec. 2.7.3.2.B was repealed by Ord. No. 8722, §1, adopted by Mayor and Council on June 24, 1996. As a result of this revision, the remaining Land Use Groups and Classes within this Section were realphabetized and renumbered for consistency with the remainder of the Code.

2.7.3.3 Special Exception Land Uses. The following Land Use Classes are not permitted within this zone, unless approved through the special approval procedure noted for the Land Use Class, and are subject to any additional conditions listed. The number or letter in quotation marks following the Land Use Class refers to the Development Designator provisions of Sec. 3.2.3. For further information concerning Special Exception Land Use applicability, refer to Sec. 5.3.9. (Ord. No. 8653, §1, 2/26/96)

A. Agricultural Use Group, Sec. 6.3.3

1. Stockyard Operation "35", subject to: Approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

(Ord. No. 8722, §1, 6/24/96)

B. Civic Use Group, Sec. 6.3.4

1. Correctional Use - Custodial Facility "35", subject to: Sec. 3.5.3.4.B.1, .3.a, .4.b, .5.b, .8, .9, and .10 and approval through a Zoning Examiner Legislative Procedure, Sec. 5.4.1 and Sec. 5.4.3 (Ord. No. 9967, §2, 7/1/04)

2.8.4 GATEWAY CORRIDOR ZONE.

2.8.4.1 Purpose. The purpose of this overlay zone is to implement policies in the City's *General Plan*, the *Regional Transportation Plan*, and the *Air Quality Plan*, with specific emphasis on the *Major Streets and Routes (MS&R) Plan*. The MS&R Plan projects the future arterial and collector street needs of the community and is a tool to implement the development of a safe and efficient street system and the design of all land uses serviced by that system, while assuring the economic viability of new and expanding land uses and the continued economic stability of the community. These goals are achieved by providing for the visual improvement of major streets and routes designated as Gateway Routes by implementing standards for the design and landscaping of the roadway and adjacent development, thereby providing: (Ord. No. 9517, §2, 2/12/01)

- A. A favorable visual impression of Tucson to tourists and visitors at entry points to the city and on routes leading to major recreation attractions.
- B. Enhancement of the built environment along routes of important commercial development.
- C. Incentives for private investment and economic development by providing an attractive streetscape.
- D. Aesthetic buffering through the implementation of screening or siting of developmental elements that are incompatible with the urban character of adjacent uses.
- E. The improvement and use of the pedestrian environment along major transit routes.
- F. Some measure of air quality control by requiring landscaping with live vegetation to assist in purifying the air of carbon dioxide through oxygenation and dilution.

2.8.4.2 Applicability. The provisions of the Gateway Corridor Zone apply to the following uses on all property, any portion of which abuts or is adjacent to a street designated on the City's or County's MS&R Plan.

- A. All new structures.
- B. All new uses of land, including new structures occurring on vacant land.
- C. All uses of land or structures legally existing as of June 27, 1988, which are expanded in floor area, lot coverage, parking, seating capacity, or any other expansion of use, as listed below. However, on a nonconforming existing use, any expansion of off-street parking that would increase the number of spaces to the minimum required by the Code for that use is exempt from counting toward the twenty-five (25) percent expansion.
 - 1. If the expansion is less than twenty-five (25) percent, the Gateway Corridor Zone provisions apply to the proposed expansion. The remainder of the use or structure is governed by provisions in force at the time of initial approval for the use or structure. (Ord. No. 9138, §1, 10/5/98)
 - 2. If the expansion is twenty-five (25) percent or more, the Gateway Corridor Zone provisions apply to the proposed expansion and to any parking and landscaping requirements which apply to the overall development. (Ord. No. 9138, §1, 10/5/98)
 - 3. All expansions which occur after June 27, 1988, are cumulated in determining the twenty-five (25) percent expansion.
- D. In a case where one (1) or more of the requirements of the MS&R setback zone, the Gateway Route, or the Scenic Corridor Zone (SCZ) apply to the same street, the strictest requirements will apply.

-
- E. On street intersections where a Scenic Route and Gateway Route intersect, development review and criteria provisions of the Gateway Route apply for seven hundred (700) feet along the Scenic Route from each side of the intersection. The seven hundred (700) feet is measured from the MS&R right-of-way line of the Gateway Route.
- F. The following are exempt from the application of the Gateway Route requirement.
1. Utility facilities constructed or installed pursuant to a certificate of environmental compatibility issued prior to June 27, 1988, under the authority of Arizona Revised Statutes (ARS), Title 40, Chapter 2, Article 6.2.
 2. Any single-family lot legally existing on June 27, 1988.
 3. Any development within the Downtown Parking District. (Ord. 10886, §4, 03/22/11)
- G. Where widening of a Gateway Route is planned for construction within three (3) years after the date of a building permit application, landscaping will not be required to be implemented until the road project has been completed, provided the developer posts financial assurances to ensure compliance.
- H. Designation, amendment, or change of boundaries for a Gateway Route are established through the amendment to the designation on the MS&R Map in accordance with Sec. 2.8.3.3. (Ord. No. 9967, §2, 7/1/04)

2.8.4.3 Gateway Route Development Review. The City will not issue any type of approval or construction permit, nor is any improvement, construction, or alteration of a building or structure allowed along a Gateway Route, until approval is granted. (Ord. No. 9392, §1, 5/22/00)

2.8.4.4 Development Criteria for Gateway Routes. The following development criteria are to be applied on projects located on a major street or route which is designated as a Gateway Route.

- A. *Landscaping.* The landscaping requirements are listed in Sec. 3.7.0, Landscaping and Screening Regulations.
- B. *Screening.* Screening requirements are listed in Sec. 3.7.3 and Sec. 3.7.5.1.
- C. *Signs.* Signs as permitted by Chapter 3 of the Tucson Code are allowed within the required landscaped area with the exception of billboards. Billboards are not permitted within four hundred (400) feet of the MS&R right-of-way line.
- D. *Utilities.*
1. *New Utilities.* All new utilities for development on private and on public right-of-way along Gateway Routes will be underground.
 - a. Existing poles will be used to provide the required transition to underground service to new development adjacent to Gateway Routes. When necessary to serve new development, a new pole set in line with, but not extending, an existing overhead system used to serve new development is not considered a new utility.
 - b. Upgrades and reinforcements of existing overhead facilities are allowed to the extent that the total number of electrical circuits or communication cables is not increased.
 2. *Existing Utilities.* Where an existing development is expanded in floor area or land area to any degree, new and existing utilities to all portions of the development will be located underground. Additions to single-family dwellings are exempt.

CITY OF TUCSON *LAND USE CODE*
ARTICLE II. ZONES
DIVISION 8. OVERLAY ZONES
DOWNTOWN AREA INFILL INCENTIVE DISTRICT ZONE (IID)

Sec. 2.8.12

2.8.12 DOWNTOWN AREA INFILL INCENTIVE DISTRICT ZONE (IID)

2.8.12.1 Purpose. The primary purpose of the Downtown Area Infill Incentive District (IID) is to encourage redevelopment in the following ways:

- A. Encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented and benefits the IID, the major activity centers in the area, and the City as a whole; and,
- B. Address barriers to infill development in the Downtown Area Infill Incentive District such as incompatible development standards, and associated development issues; and
- C. Implement the IID purposes by offering development incentives permitting a modification of development regulations (MDR) as provided herein.

2.8.12.2 Establishment.

- A. The Downtown Infill Incentive District (IID) is an optional overlay zone. Individuals may choose the pre-existing underlying zone or the development options of the IID overlay zone. Plans submitted pursuant to the IID shall comply with the regulations herein.
- B. The IID is comprised of two (2) subdistricts: the Greater Infill Incentive Subdistrict (GIIS) and the Downtown Core Subdistrict (DCS). The boundaries of the IID and subdistricts are described in Sec. 2.8.12.10 (See illustrative Map 2.8.12.10-1). The exact boundaries of the IID overlay and subdistricts are identified on the official zoning map kept on file at the Planning and Development Services Department (PDSD) and the City Clerk.
- C. Regulations specific to the GIIS and DCS are provided in Sections 2.8.12.4 (Greater Infill Incentive Subdistrict – Modification of Development Regulations) and 2.8.12.5 (Downtown Core Subdistrict) respectively. Regardless of subdistrict, individuals choosing the IID overlay options must comply with Sections 2.8.12.6 (Design Criteria), 2.8.12.7 (IID Plan Requirement), and 2.8.12.8 (Review and Approval Procedures) and submit an IID Plan.
- D. An IID Plan cannot be used in conjunction with other waiver or modification provisions provided by the Land Use Code. Where the IID and Rio Nuevo and Downtown (RND) overlay zones overlap, applicants may select either the provisions of the IID or the RND Modification of Development Regulations, but not both.
- E. Where the regulations of this section conflict with other sections of the Land Use Code, the regulations of this section shall control.

2.8.12.3 Applicability. The regulations of this ordinance apply to the following development types located on property, including public or private rights-of-way, any portion of which is located within the IID: a change of use; expansion of an existing use or existing structure; or new development or a redevelopment project.

2.8.12.4 Greater Infill Incentive Subdistrict – Modification of Development Regulations (MDR)

- A. Development regulations may be modified within the GIIS subdistrict. This process shall be known as the Modification of Development Regulations (MDR).

CITY OF TUCSON *LAND USE CODE*
ARTICLE II. ZONES
DIVISION 8. OVERLAY ZONES
DOWNTOWN AREA INFILL INCENTIVE DISTRICT ZONE (IID)

- B. Except as provided herein, the regulations in the following sections of Article III (Development Regulations) of the Land Use Code may be modified up to twenty-five percent (25%) of the dimension amount permitted by the underlying zoning: Division 1, General Provisions; Division 2, Development Criteria; Division 3, Motor Vehicle & Bicycle Parking Requirements; Division 4, Off-Street Loading; and Division 7, Landscaping and Screening Regulations. The MDR process shall not be used to modify Division 8, Native Plant Preservation.
- C. *Exceptions.* The following criteria may be modified in excess of twenty-five percent (25%) to the extent specified herein.
1. *Building height.* Building height may be increased up to sixty (60) feet unless the current zoning allows a greater height or where the IID Plan's Development Transition criteria requires less.
 2. *Street perimeter yard.* Street perimeter yard requirements may be reduced or waived when the PDSD determines that the request is consistent with the Major Streets and Route Plan, unless modified by the Director, and there is adequate sight visibility, no traffic safety issue is created, and complies with the requirements of Sec. 2.8.12.6.B (Development Transition) when applicable.
 3. *Parking.*
 - a. Parking as required by Sec. 3.3.4 may be reduced up to twenty-five (25%) percent. Parking may be decreased by more than 25% per an agreement with the City's Parking Authority or through an Individual Parking Plan (Sec. 3.3.5.1) if the analysis and finding shows the proposed parking is adequate. (Ord. No. 10886, §5, 03/22/11)
 - b. *Accessible Parking and Bicycle Facilities.* The number of accessible parking spaces required by the City of Tucson's adopted Building Code and bicycle facilities shall not be reduced or eliminated and shall be based on the number of motor vehicle parking spaces required prior to any modification.
 - c. Parking may be provided either solely by one of the following options or a combination of the following options:
 - i. On-site;
 - ii. Off-site within one-quarter (1/4) of a mile of the project site through a shared parking agreement with the City;
 - iii. On-street on the same side of the street as the proposed use up to five (5) spaces on a collector or arterial street per approval by the City's Transportation Department; and/or
 - iv. An in-lieu fee per an agreement with the City's Parking Authority.
 4. *Loading.* Off-street loading zone requirements may be reduced or waived if PDSD determines that no traffic safety issue is created.
 5. *Solid Waste Collection.* On-site refuse collection container requirements governing access, type, and location may be modified if the Department of Environmental Services determines that no public health or traffic safety issue is created.
 6. *Landscaping and Screening.*
 - a. Except as required by Sec. 2.8.12.6.B. (Development Transition), a complete or partial exception to the Landscaping and Screening Requirements (Sec. 3.7) may be granted when

DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

SECTIONS:

- 3.3.1 PURPOSE**
 - 3.3.2 APPLICABILITY**
 - 3.3.3 GENERAL PROVISIONS**
 - 3.3.4 REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES**
 - 3.3.5 REDUCTIONS AND EXCEPTIONS**
 - 3.3.6 MOTOR VEHICLE USE AREA DESIGN CRITERIA**
 - 3.3.7 MOTOR VEHICLE STACKING REQUIREMENTS**
 - 3.3.8 REQUIRED NUMBER OF BICYCLE PARKING SPACES**
 - 3.3.9 BICYCLE PARKING DESIGN CRITERIA**
 - 3.3.10 PARKING DESIGN MODIFICATION REQUEST**
-

3.3.1 PURPOSE. This Division establishes minimum requirements for motor vehicle and bicycle parking to ensure that such facilities are consistent with the objectives of the *General Plan*. As part of a balanced transportation system, these regulations are intended to promote public safety and environmental quality. Specifically, these regulations are intended to:

- A. Ensure sufficient off-street motor vehicle and bicycle parking facilities by establishing minimum parking requirements for land uses;
- B. Reduce excessive off-street parking;
- C. Promote pedestrian safety by separating vehicular use areas from pedestrian areas and by providing a safe pedestrian path from parking spaces to destinations;
- D. Encourage safe, convenient, and efficient design of motor vehicle and bicycle parking spaces, circulation, and access areas;
- E. Improve air quality by requiring paving of vehicular use areas; and,
- F. Enhance community appearance.

3.3.2 APPLICABILITY. The provisions of this Division apply to:

- 3.3.2.1 Proposed development or redevelopment;
- 3.3.2.2 Changes of use in an existing development; and,
- 3.3.2.3 Any expansion of an existing use or any addition of a new use to an existing development.

3.3.3 GENERAL PROVISIONS.

3.3.3.1 Parking Required

- A. Parking is required for every use unless otherwise specified in Sec. 3.3.4.2. (Minimum Number of Motor Vehicle Spaces Required) or 3.3.8.2.B. (Minimum Number of Bicycle Spaces Required).
- B. Each Land Use Group (Group), except for Residential and Storage, has a standard minimum parking formula. The standard formula applies to every Land Use Class (Class) within that Group, except for those Classes specifically listed in the parking tables.

- C. The Land Use Groups and the Classes within each Group are defined in Article VI (Definitions).
- D. Required parking for uses not defined in Article VI (Definitions) shall be determined by the Zoning Administrator.

3.3.3.2. Parking for Individuals with Physical Disabilities. Off-street parking spaces for individuals with physical disabilities shall be provided as required by the adopted Building Code of the City of Tucson.

3.3.3.3. Change of Approved Vehicular Use Area. Any change of the vehicular use area as shown on the approved plan must comply with the requirements of this Division.

3.3.3.4. Replacing Existing Uses. This section refers to nonconforming sites only.

A. When a replacement use is the same as the existing use on the property, the parking remains the same in accordance with Section 5.3.6 of the Land Use Code.

B. Whenever the use of an existing development is changed to a different use, parking spaces shall be provided for the replacement use as follows:

1. The replacement use must be a permitted use in the current zone.

Exception. A replacement use shall not include a restaurant or bar (Food Service or Alcoholic Beverage Service uses) or a similar use in the applicable Land Use Group of the Land Use Code.

2. The parking intensity for a proposed replacement use, except as permitted by Sec. 5.3.12. (Zoning Compliance for Site Improvements in Existence on May 1, 2005), must be the same or a lesser intensity as a prior use on the subject property as documented by the applicant. The property owner must provide documentation regarding the prior use as required by the Zoning Administrator.
3. Existing on-site parking, landscaping, and screening may remain in their current configuration; however, the Planning and Development Services Director may require new improvements including paving and striping when a public safety hazard exists or may be created.
4. The proposed use must comply with the adopted Building Code of the City of Tucson pertaining to accessibility for individuals with physical disabilities.

3.3.3.5. Expansions. Expansions of existing uses are subject to the following:

- A. If an expansion is less than twenty-five (25) percent or if a series of expansions cumulatively results in less than a twenty-five (25) percent expansion in floor area, the requirements of this Division apply only to the proposed expansion. Existing development on the site is subject to the zoning regulations in effect at the time of approval of the most recent approved plan for the existing development. However, if the existing development was approved prior to April 1, 1969, and there is no approved plan on file with the City, the vehicular use area for the existing development shall comply with:
 1. The parking, screening, and landscaping requirements in effect at the time the development permit for the existing use was approved; and
 2. The paving and striping requirements of this Division.

- B. If an expansion is twenty-five (25) percent or greater or if a series of expansions cumulatively results in a twenty-five (25) percent or greater expansion in floor area, the requirements of this Division apply to the entire site.
- C. Expansions as noted in Sec. 3.3.3.5.A and B are cumulated over time from April 1, 1969, for the application of motor vehicle parking regulations and from May 9, 1990, for the application of bicycle parking regulations. Once a development is brought into conformance with the provisions of this Division, subsequent expansions will begin cumulating as of the date the development was brought into conformance.

3.3.3.6 Calculation of Required Motor Vehicle and Bicycle Parking Spaces. The minimum number of parking spaces required is calculated based on the particular characteristics of the use. The following methods shall be used to calculate the required number of parking spaces.

- A. *Based on Fixed Seats.* Use the total number of fixed seats to calculate the requirement. If individual seats are not provided, each eighteen (18) lineal inches of benches, pews, or similar seating facilities is considered one (1) seat.
- B. *Based on Bedrooms.* Use the total number of bedrooms to calculate the requirement.
- C. *Based on Gross Floor Area (GFA).* Use the total GFA of all applicable land uses within the development site, plus the area of any outdoor areas necessary to provide the service to the public or conduct the activity, such as outdoor eating areas or outdoor areas used for sale of merchandise, to calculate the requirement. The calculation does not include vehicular use areas, automobile display areas, or other outdoor areas used for non public purposes. Where such areas are identified on a development plan but are not defined, the Zoning Administrator shall determine the extent of the area.
- D. *Based on the Number of Residents.* Use the total number of residents for which the facility is authorized to calculate the requirement.
- E. *Based on the Number of Students.* Use the total number of students for which the facility is designed to calculate the requirement.
- F. *Based on the Number of Employees.* Use the shift with the greatest number of employees to calculate the requirement.

3.3.3.7 Fractional Amounts. When the calculation of required motor vehicle and bicycle parking spaces results in a fractional number, a fraction of one-half ($\frac{1}{2}$) or more is adjusted to the next higher whole number, and a fraction of less than one-half ($\frac{1}{2}$) is adjusted to the next lower whole number.

3.3.4 REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES.

3.3.4.1 Calculation of Required Motor Vehicle Parking Spaces for Multiple Use Development. The total number of required spaces for a multiple use development is ninety (90) percent of the sum of the amount required for each separate principal use in Sec. 3.3.4.2. The square footage of Entertainment, Food Service (i.e. restaurants), and/or Alcoholic Beverage Service (i.e. bars) uses shall not be included in the calculation for multiple use parking requirements. The parking requirements for these uses are calculated individually based on Sec. 3.3.4.2.

Exceptions. The calculation for a multiple use development does not apply to Shopping Centers, Golf Course, Religious, Travelers' Accommodation and Lodging uses. Refer to Sec. 3.3.4.2 for multiple use motor vehicle parking requirements pertaining to these uses.

3.3.4.2 MINIMUM NUMBER OF MOTOR VEHICLE PARKING SPACES REQUIRED

CITY OF TUCSON *LAND USE CODE*
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

LAND USE GROUP/CLASS	MOTOR VEHICLE PARKING REQUIRED
AGRICULTURAL USE GROUP	None (0) required.
CIVIC USE GROUP	1 space per 300 sq. ft. GFA
Cemetery	1 space per twenty-five (25) burial plots or columbarium units, unless a private street system is provided and designed to permit on-street parking.
Civic Assembly; Membership Organization; and Religious Use	1 space per 100 sq. ft. GFA in all combined public assembly areas or where religious services are held, whichever is applicable. For multiple use development where Religious Use is the principal land use, the total number of motor vehicle spaces required is the number required for the Religious Use or the sum of those required for other uses on the site, whichever is greater.
Cultural Use – Zoo	Parking area equal to thirty (30) percent of the area occupied by the zoo.
Educational Use*	
<i>Grades K – 8</i>	1 space per 10 students plus 1 space per 300 sq. ft. of floor area in office use.
<i>Grades 9 – 12</i>	1 space per 5 students. *Passenger drop-off areas are required for Grades K-12 per Sec. 3.5.3.7.G
<i>Postsecondary Institutions; Instructional Schools</i>	1 space per 200 sq. ft. GFA.
COMMERCIAL SERVICES USE GROUP	1 space per 300 sq. ft. GFA
Alcoholic Beverage Service (including Large Bar)	1 space per 50 sq. ft. GFA.
Animal Service	1 space per 400 sq. ft. GFA.
Automotive Washing	
<i>Full-Service</i>	1 space per 500 sq. ft. GFA, including service bays, wash tunnels, office, and retail areas
<i>Self-Service</i>	None (0) required
Billboard	None (0) required.

Day Care – Home Occupation	No additional parking required above what is required for the residential use
Entertainment	1 space per 5 fixed seats or 1 space per 50 sq. ft. GFA.
Food Service	1 space per 100 sq. ft. GFA and outdoor seating areas.
Medical Service – Extended Health Care	1 space per 2 beds.
Medical Service – Major	1 space per bed.
Medical Service – Outpatient	1 space per 200 sq. ft. GFA
Parking	None (0) required.
Transportation Service	1 space per 300 sq. ft. GFA, excluding hangars.
Travelers' Accommodation, Campsite	1 space per campsite
Travelers' Accommodation, Lodging	1 space per rental unit plus 1 space per 300 sq. ft. GFA of conference, restaurant, bar, and banquet space.
Vehicle Storage	None (0) required
INDUSTRIAL USE GROUP	1 space per 1,000 sq. ft. GFA
Household Goods Donation Center	1 space per 300 sq. ft. GFA.
Salvaging and Recycling	1 space per 5,000 sq. ft. of lot area plus 1 space per 300 sq. ft. of sales and office area.
RECREATION USE GROUP	1 space per 100 sq. ft. GFA
Golf Course	3 spaces per hole plus 50% of parking required for retail, restaurant, and/or bar associated with the golf course.
<i>Driving Range</i>	1 space per fixed tee.
<i>Athletic Fields</i>	15 spaces per field.
<i>Batting Cage</i>	1 space per batting cage.
<i>Billiard/Pool Halls</i>	1 space per 200 sq. ft. GFA.
<i>Bowling Alley</i>	3 spaces per lane.
<i>Court - Basketball or Volleyball</i>	5 spaces per court or 3 spaces per half court, if only a half court is provided.
<i>Court - Tennis or Racquetball</i>	2 spaces per court.
<i>Health/Exercise Club/Gymnasium</i>	1 space per 200 sq. ft. GFA.
<i>Miniature Golf Course</i>	1 space per tee plus 1 space per 75 sq. ft. GFA.
<i>Rifle and Pistol Range</i>	1 space per firing lane.
<i>Rodeo Arena</i>	1 space per 2,500 sq. ft. of lot area minus the main arena area.
<i>Skating Rink</i>	1 space per 200 sq. ft. GFA.
<i>Swimming Pool</i>	None (0) required, if water surface area is less than 1,000 sq. ft.; 1 space per 200 sq. ft. of entire pool, if water surface area is 1,000 sq. ft. or more.

CITY OF TUCSON *LAND USE CODE*
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

RESIDENTIAL USE GROUP	
Family Dwelling; Mobile Home Dwelling <i>Single-Family and Mobile Home Dwellings</i>	The number of parking spaces required is based on the following: 2 spaces per dwelling unit plus visitor parking required at a ratio of 0.25 space per unit. <i>Exception.</i> Single-family dwellings in the R-1 zone must comply with Sec. 3.5.7.1.G and .H.
<i>Multifamily Dwellings – 0-70 units/acre</i> <i>Multifamily Dwellings – Over 70 units/acre</i> <i>Projects of any density for the elderly or the physically disabled</i>	The number of spaces per dwelling unit is based on the number of bedrooms in each unit as follows: <ul style="list-style-type: none"> • Studio, less than 400 sq. ft. GFA – 1.00 space per dwelling unit • Studio, more than 400 sq. ft. GFA, and 1 Bedroom – 1.50 spaces per dwelling unit • Two Bedrooms – 2.00 spaces per dwelling unit • Three Bedrooms – 2.25 spaces per dwelling unit • Four or More Bedrooms – 2.50 spaces per dwelling unit 1.25 spaces per dwelling unit 0.75 space per dwelling unit
Group Dwelling <i>Dormitory, Fraternity, or Sorority</i>	0.5 space per resident plus 2 spaces for the resident family. 0.7 space per resident. On projects where rent/lease of space is by the bedroom, the requirement is 0.85 space per bedroom or 2.00 spaces per dwelling unit, whichever is greater.
Residential Care Services: <i>1 – 5 Residents</i> <i>6 – 10 Residents</i> <i>11 - 15 Residents</i> <i>16 – 20 Residents</i> <i>21 or more Residents</i>	3 spaces 4 spaces 5 spaces 6 spaces 1 space per 2 beds

CITY OF TUCSON *LAND USE CODE*
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

Sec. 3.3.4

RETAIL TRADE USE GROUP	1 space per 300 sq. ft. GFA
<i>Shopping Center</i>	1 space per 300 sq. ft. GFA.
<i>Furniture, Carpet or Appliance Store</i>	1 space per 400 sq. ft. GFA.
<i>Gasoline Sales without Food and Beverage Sales</i>	1 space per employee but not less than 2 spaces.
Swap Meets/Auctions	1 space per 100 sq. ft. of swap meet site area, excluding vehicular use areas.
Vehicle Sales	1 space per 400 sq. ft. GFA of show room, retail, and office area, plus 1 space per 10,000 sq. ft. of gross lot area, plus 1 space per 300 sq. ft. GFA of Automotive and Vehicle Repair use.
STORAGE USE GROUP	
Commercial Storage; Hazardous Material Storage	1 space per 5,000 sq. ft. GFA, plus 1 space per 5,000 sq. ft. of outdoor storage area for the first 20,000 sq. ft. of outdoor storage area, plus 1 space per 10,000 sq. ft. of outdoor storage area over 20,000 sq. ft. of outdoor storage area.
Personal Storage	None (0) required for storage units, if storage units have direct vehicular access, and a minimum of 2 spaces for any associated office. 1 space per 4,000 sq. ft. GFA, if storage units do not have direct vehicular access, and a minimum of 2 spaces for any associated office.
UTILITIES USE GROUP	1 space per 500 sq. ft. GFA, with a minimum of 2 spaces per facility.
WHOLESALE USE GROUP	1 space per 2,000 sq. ft. of storage area for the first 20,000 sq. ft. of storage area plus 1 space per 10,000 sq. ft. of storage area for over 20,000 sq. ft. of storage area.

3.3.5 REDUCTIONS AND EXCEPTIONS**3.3.5.1 Individual Parking Plan**

- A. The Planning and Development Services Director (the Director) may approve a modification to the number of required motor vehicle parking spaces on new and existing sites through an Individual Parking Plan (IPP).
- B. *Applicability.* The provisions of this section apply to:
1. Proposed development and redevelopment of a site;
 2. Changes of use in existing development; and,
 3. Any expansion of an existing use or any addition of a new use to an existing development.
- C. *Permitted Uses and Types of Development.* A proposal must include one or more of the following uses or types of development:
1. Combined residential and non-residential development in a single structure or unified development;
 2. Projects within 1,320 feet (¼ mile) of a transit stop or public parking facility;
 3. Religious uses where the parking plan will accommodate weekend and evening use;
 4. Residential care services or housing developments for the elderly or individuals with physical disabilities; and
 5. A project that can accommodate shared parking arrangements for uses with alternate hours of operation and peak-use times.
 6. The parking area of any existing development may continue to be used in its current configuration except where a public safety hazard exists, may be created, or adjustments in parking space dimensions are required.
 7. *Exception.* Restaurants and bars (Food Services and Alcoholic Beverage Service uses) are not eligible to request an IPP unless the restaurant or bar is within a multiple use development and the applicant provides evidence that motor vehicle parking is provided at one (1) space per one hundred (100) square feet gross floor area and outdoor seating area for restaurants and one (1) space per fifty (50) square feet gross floor area for bars during peak use times.
- D. *Individual Parking Plan Requirement.* An IPP must be prepared in compliance with Development Standard 2-01.0 (Development Package) and include the following information:
1. Number of required and proposed parking spaces. Indicate the data source used in establishing the number of proposed parking spaces;
 2. Location of parking spaces, including accessible parking spaces;
 3. Existing and proposed site conditions and uses, including any available on-street parking;
 4. Site access and traffic circulation patterns;
 5. Location and distance from the project site to existing residential neighborhoods;

6. Neighborhoods adjacent to the site with a Residential Parking Permit program;
 7. Availability, location, and distance to alternate modes of transportation;
 8. Hours of operation and peak use time(s) of each use;
 9. Evidence that all required parking for the proposed uses will either be on-site or at an approved off-site parking location;
 10. Existing and proposed shared parking agreements, when applicable. The shared parking agreement must be prepared in a manner acceptable to the Director;
 11. For projects within three hundred (300) feet of an R-3 or more restrictive zone, the IPP project must address how the proposal will not cause a safety hazard, noise, or parking impacts on an adjacent existing neighborhood. The IPP must include the following:
 - a. Methods to avoid potential increases in noise and light intrusion as described in Sec. 3.3.5.1. E.8, 9, and 10;
 - b. Methods to deter vehicular access into adjacent residential neighborhoods using signage or other means; and
 - c. Methods to prevent drive-through traffic or habitual parking within adjacent residential neighborhoods or commercial development.
 12. Any other information deemed appropriate by the Director including a traffic study.
- E. *Findings for Approval.* The director may approve an IPP if all of the following findings are made:
1. The zone permits the proposed use(s);
 2. All parking is provided on-site or at an off-site location per Sec. 3.3.6.2.A (Off-Site Parking);
 3. For multiple parking use projects, the site can accommodate shared parking arrangements for uses with alternate hours of operation or peak use times;
 4. Site access and traffic circulation are not obstructed;
 5. Accessible parking spaces required by the City of Tucson's adopted Building Code have not been reduced or eliminated;
 6. The number of bicycle parking spaces has not been reduced or eliminated.
 7. Vehicular access, drive-through traffic, and habitual parking in adjacent commercial development and residential neighborhoods is deterred;
 8. Light intrusion onto an adjoining residential use or zone is not created. Outdoor lighting shall comply with the City of Tucson/Pima County Outdoor Lighting Code;
 9. Proposed outdoor seating areas are one hundred (100) feet or more from residentially-zoned properties unless separated by a building. Combined residential and non-residential development in a single structure or unified development is exempt from this finding; and,

10. Outdoor loudspeakers or music (live or recorded) are six hundred (600) feet or more from residentially zoned properties.

F. *Review and Approval Procedures.*

1. An IPP for projects within three hundred (300) feet of R-3 or more restrictive zones shall be reviewed in accordance with Sec. 23A-50 and 23A-51 of the Tucson Code.
2. An IPP for projects more than three hundred (300) feet from R-3 or more restrictive zones shall be reviewed in accordance with Sec. 23A-34 of the Tucson Code.

G. *Amendments.* A revised IPP is required when one or more of the following occurs:

1. A change of use to a more parking intensive use or different hours of operation or peak use times than the use shown on the last approved IPP;
2. An expansion of a building; or,
3. An expansion of a use that is more parking intensive than the use it is partially or entirely replacing.

H. *Violation of an Individual Parking Plan.* If a development is operated in a manner that violates the conditions of the approved IPP or causes adverse land use impacts, the use may be suspended or terminated in accordance with Section 23A-54 of the Tucson Code.

3.3.5.2. **Downtown Parking District.** The following off-street motor vehicle and bicycle parking regulations apply within the Downtown Parking District as described in Sec. 6.2.4.

A. *Change of Use within an Existing Building.* No additional motor vehicle or bicycle parking spaces are required for a change of use which does not expand the existing building.

B. *Expansions of Existing Development.*

1. No additional motor vehicle or bicycle parking spaces are required for the following:
 - a. Expansions that do not involve construction of new building or the elimination of existing required parking spaces.
 - b. Expansions that involve construction of new structures of less than one thousand (1,000) square feet of gross floor area or less than twenty-five (25) percent of the existing gross floor area, whichever is less.
2. Expansions that involve construction of a new building(s) of one thousand (1,000) square feet or more of gross floor area or twenty-five (25) percent or more of the gross floor area of the existing building must provide motor vehicle and bicycle parking spaces only for the area of expansion.
3. Expansions that involve the removal of existing required motor vehicle or bicycle parking spaces must relocate the removed spaces either on site or in conformance with the provisions of this Division.

C. *New Development.*

1. *Office Use.* Required off-street motor vehicle parking for office use is one (1) space for every five hundred (500) square feet of gross floor area.
2. *Uses Other Than Offices.* Required off-street motor vehicle parking for all uses other than office uses in the Downtown Parking District is one (1) space per four hundred (400) square feet of gross floor area.
3. *Residential.* Required off-street motor vehicle parking for residential uses in the Downtown Parking District is one (1) space for each dwelling, one (1) space for each apartment where rent/lease space is not by the bedroom, or one (1) space for each bedroom in projects where rent/lease space is by the bedroom.

D. *Public Area Amenity Incentive.* Required off-street motor vehicle parking spaces for a use may be reduced by a percentage equal to twice the ratio of open space to GFA up to a maximum of eight (8) percent, if an interior public open space is provided. The interior public open space may be a roofed atrium, courtyard, plaza, galleria, or similar area. To qualify for a public area amenity reduction in required parking, all of the following criteria must be met.

1. The space is designed to encourage pedestrian activity and public use.
2. The space is not, in whole or in part, designated as tenant area.
3. Not more than fifteen (15) percent of the total area of the space is allocated toward corridor space.
4. The space is a minimum of thirty (30) feet wide in any horizontal direction, with a floor to ceiling height of at least twenty (20) feet.
5. The space is visible and physically accessible directly from a public right-of way or public open space and is located no more than one (1) floor level above or below grade.
6. A minimum of one (1) linear foot of seating is provided for every thirty (30) square feet of interior public open space.
7. A natural lighting source, either direct or indirect, such as skylights or clerestory windows, is provided for the space.

E. *Motor Vehicle Parking Location.* Motor vehicle parking in the Downtown Parking District may be located within one thousand five hundred (1,500) feet of the use provided the parking is within the District boundaries and is approved by the Director of the Planning and Development Services Department.

F. *Bicycle Parking.* Bicycle parking spaces in the Downtown Parking District (Sec. 6.2.4) and the Fourth Avenue Business District (6.2.6) may be provided:

1. On site. The PDSD Director may allow short-term bicycle parking to be more than fifty (50) feet from a public entrance(s) based on a finding from the City of Tucson's Bicycle Coordinator that the proposed location is consistent with best practices pertaining to siting short-term bicycle racks, particularly in regards to visibility, security, and convenience for bicyclists; or,
2. By paying the City parking in-lieu fee per Sec. 3.3.5.2.G.

G. *In-Lieu Fee.* The off-street parking requirements established by this Section may be satisfied in whole or in part by paying the City parking in-lieu fee in an amount established by separate ordinance to be used by the City for the installation of bicycle parking facilities or the construction of one (1) or more Downtown public parking facilities.

H. *Design Criteria.* All new parking facilities shall be designed so that vehicles are not visible from the adjoining street level, through incorporation of design elements such as pedestrian arcades, occupied space, or display space.

3.3.5.3 Reduction Based on On-Street Parking for Certain Residential Uses. On-street parking for single-family dwellings, mobile home dwellings, and Residential Care Services with ten (10) or fewer residents may be counted on a space-for-space basis toward the total required amount of parking up to fifty (50) percent provided the parking is located on the same side of the street as the use and does not extend beyond the street frontage of the subject property.

3.3.5.4 Exemption Based on Maintenance of Historic Structure. Non-residential uses with a parking formula of one (1) space per three hundred (300) square feet gross floor area or less intense formula occupying a structure listed individually on the National Register of Historic Places or listed as a contributing property in a National Register Historic District, are exempt from Sec. 3.3.4.2 (Minimum Number of Motor Vehicle Spaces Required) provided the historic designation of the contributing structure is maintained.

3.3.5.5 Other Permitted Reductions.

A. *General Requirements.* The number of required motor vehicle parking spaces may be reduced under the following conditions:

1. The project complies with one or more of the permitted reductions in Sec. 3.3.5.5.B-H.
2. The cumulative reduction does not exceed twenty (20) percent of the required number of spaces prior to any reduction.
3. If more than one (1) reduction is applied, the parking requirement is calculated based on the required number prior to any reduction.
4. The required number of spaces for individuals with physical disabilities is based on the total number of motor vehicle parking spaces required before the reduction.

B. *Reduction Based on Providing Additional Accessible Parking.*

1. For existing development, the number of required parking spaces may be reduced by two (2) spaces for every one (1) non-required accessible parking space.
2. For proposed development, the number of required parking spaces may be reduced by one (1) parking space for every one (1) non-required accessible parking space.

C. *Reduction Based on Providing Additional Bicycle Parking.* For every six (6) non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement may be reduced by one space. Motor vehicle parking spaces may be converted to bicycle parking spaces per Sec. 3.3.9.2.A.7.

D. *Reduction Based on Providing Parking for Recharge of Electric Vehicles.* The number of spaces required may be reduced at a ratio of one (1) space for every one (1) space for electrical vehicle parking spaces/recharge station.

- E. *Reduction Based on Valet Parking.* The Zoning Administrator may approve valet parking as a means of satisfying a portion of the off-street parking requirements when there is an assurance of continued operation of the valet parking and evidence of an available area for the valet parking and vehicle stacking spaces. Internal residential neighborhood streets shall not be used for valet parking operations, which include drop-off, pick-up, parking, and driving access between the valet parking area and business it serves.
- F. *Reduction Based on MS&R Criteria.* The number of off-street parking spaces required for any non residential development located on a street designated on the MS&R Plan may be reduced in conformance with the calculations in Sec. 2.8.3.7.
- G. *Reduction Based on Landscaping and Screening Criteria.*
1. The following reductions apply to existing development:
 - a. The number of spaces required may be reduced when the development is modified to comply with all applicable sections of Sec. 3.7.0 (Landscaping and Screening Regulations) except for Sec. 3.7.2.3.A. (Canopy Trees in Vehicular Use Areas); or,
 - b. For every three (3) non-required canopy trees provided in the vehicular use area, the motor vehicle parking requirement may be reduced by one space. The planting area for each tree must comply with the spatial requirements of Sec. 3.7.2.3. A.1.c (Canopy Trees in Vehicular Use Areas).
 2. For comprehensive redevelopment or development of a site, the motor vehicle parking requirement may be reduced by one (1) space for every four (4) non-required canopy trees provided in the vehicular use area. The planting area for each tree must comply with the spatial requirements of Sec. 3.7.2.3.A.1.c (Canopy Trees in Vehicular Use Areas).
- H. *Reduction Based on Providing Trash and Recycling Enclosures.* When an existing development is modified to comply with the enclosure requirement for trash and recycling, the number of required parking spaces may be reduced up to two (2) parking spaces per container enclosure, but not to exceed ten (10) percent of the required parking.

3.3.5.6. Diversion of Required Parking.

- A. *Temporary Diversion.* Motor vehicle parking spaces within a vehicular use area may be used temporarily for storage or display of boats, cars, recreational vehicles, semi-truck trailers, furniture, or items of any other nature, subject to all of the following conditions.
1. The vehicular use area contains more than nine (9) spaces for motor vehicle parking.
 2. If the vehicular use area contains fewer than two hundred fifty (250) spaces, no more than ten (10) percent of the total number of vehicle parking spaces is diverted to another use.
 3. The maximum period of diversion is fifteen (15) days. Additional fifteen (15) day extensions up to a maximum of sixty (60) days per year may be granted for reasonable cause upon written request from the applicant.
 4. Spaces are not diverted to another use more than once in any calendar month.
 5. The spaces diverted are not designated or designed for use by the physically disabled.
 6. The diversion is not for the purpose of dismantling or repairing vehicles.

- B. *Diversion Other Than Temporary.* Code required parking spaces for any land use shall not be sold, leased, or otherwise diverted to another use until off-street parking provisions are secured and provided on another site satisfying all provisions of this Division. Approval is required for any proposed diversion of the vehicular use area.

Exception. Any park-and-ride lot set aside to facilitate the use of the mass transit system may use up to a maximum of five (5) percent of the required vehicular use area.

3.3.6. MOTOR VEHICLE USE AREA DESIGN CRITERIA

- 3.3.6.1 General. The vehicular use area includes the parking spaces, parking area access lanes (PAALs), and any areas necessary to provide maneuvering, refuse collection locations, or loading spaces. Landscaping and screening within the vehicular use area are considered part of the vehicular use area.

- 3.3.6.2 Location. Required motor vehicle parking must be located on-site except as follows.

- A. *Off-Site Parking.* Off-site parking is permitted under the following conditions:

1. For projects outside the Downtown Parking District, off-site parking must be located within six hundred (600) feet of the project site. For projects in the Downtown Parking District, off-site parking must be located within one thousand five hundred (1,500) feet of the land use provided the parking is within the District boundaries and is approved by the Director of the Planning and Development Services Department. For purposes of this section, the distance between required parking and the use it serves is the walking distance measured along the pedestrian access system from the closest points between the building or use and the vehicular use area.
2. The off-site parking location has parking in excess of the minimum required parking for its use or can demonstrate alternate hours of operation to the use it serves; and,
3. Non-residential uses shall not use residentially-zoned property for off-site parking; and,
4. A formal shared parking agreement with the City is required; and,
5. The off-site parking area meets the design criteria provided in this section.
6. When required parking is separated from the principal use by an arterial or collector street, signage directing customers to the nearest legal pedestrian crossing is required.
7. *Historic Districts.* Land uses within a historic district may follow the location requirements of this section unless requirements are established specific to that historic district.

- B. *Parking for Certain Residential Uses.*

1. *Individual Residential Lots.* Visitor parking spaces on individual residential lots are permitted under the following conditions:
 - a. At least one (1) visitor parking space is provided on each residential lot within a project site;
 - b. The visitor parking space is at least eight and one-half (8½) feet by eighteen (18) feet in size; and,
 - c. The designated visitor parking space(s) is shown on the subdivision plat or development plan, whichever is applicable.

2. *On-Street Parking.* Visitor parking for single-family and mobile home dwellings is permitted on-street if the street is wide enough to accommodate parking on both sides of the street.
 3. *Common Use Area.* Visitor parking in common use areas is permitted in common areas. Visitor parking spaces shall be within two hundred fifty (250) feet of the front or street side property lines of each residential unit.
- C. *Tandem Parking.* Tandem parking for motor vehicles is allowed only for:
1. Residential Care Services with four (4) or fewer spaces provided;
 2. Single-family residential development;
 3. Mobile home dwellings;
 4. Duplexes on individual lots;
 5. Valet parking;
 6. Non-residential uses within contributing properties to National Register historic districts;
 7. Home Occupations; and,
 8. Vehicle Storage or Display, when it is accessory to the principal use.
- D. *Overflow Parking.* For uses where the peak parking demand is occasional or seasonal (e.g. shopping centers and golf courses), the Zoning Administrator may allow open space areas to be converted to overflow parking areas for special occasions or high-demand days. These areas can retain a natural appearance and be off-limits to vehicles except during these peak periods. Pervious pavement materials that have a decorative or natural appearance may be used.

3.3.6.3 Areas That Shall Not Be Counted As Required Parking. The following areas shall not be counted as required parking:

- A. Spaces in service bays, stacking areas, or car wash bays;
- B. At gasoline pumps or other hose locations;
- C. Those used for the storage or display of vehicles for sale or rent to the public; and,
- D. Parking spaces shall not be located under, or within five (5) feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways.

3.3.6.4 Motor Vehicle Use Area Dimensions

- A. *Motor Vehicle Use Area Dimensions.* The minimum parking space, access lane, Parking Area Access Lane (PAAL), and driveway dimensions are as follows. Figure 3.3.6.4.A-I is to be used in conjunction with Tables 3.3.6.4.A-II & III.

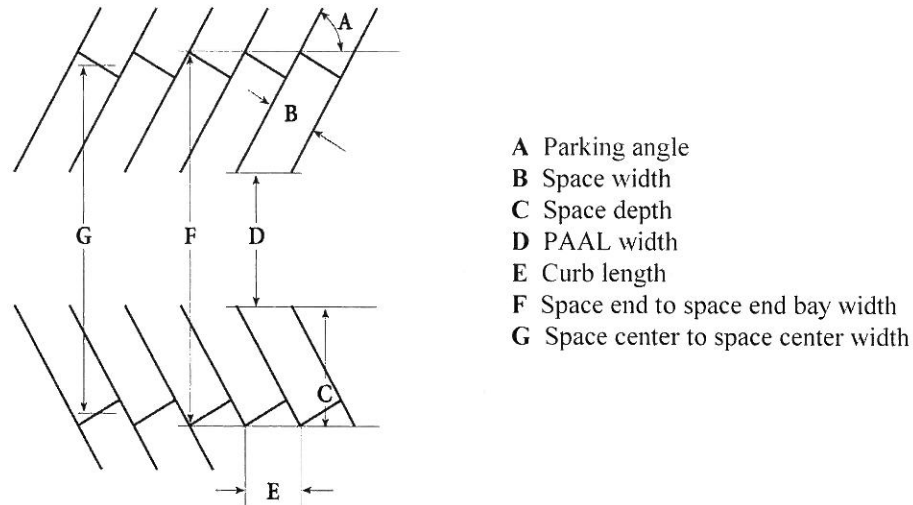


Figure 3.3.6.4.A-I Motor Vehicle Use Area Dimensions

TABLE 3.3.6.4.A-II						
MOTOR VEHICLE USE AREA DIMENSIONS						
A	B*	C	D**	E	F	G
0 (Parallel Parking)	8.0*	8.0	12.0**	23.0*	29.0	-
30	8.5*	16.4	12.0**	17.0	44.8	37.4
45	8.5*	18.7	13.0**	12.0	50.4	44.4
60	8.5*	19.8	16.0**	9.8	55.6	51.4
90	8.5*	18.0	24.0**	8.5	60.0	-

* See Sec. 3.3.6.4.B (Exceptions) for applicable exceptions

** See Table 3.3.6.4.A-III for applicable exceptions

TABLE 3.3.6.4.A-III	
MOTOR VEHICLE USE AREA DIMENSIONS CONTINUED	
Use Area Component	Minimum Width
Driveway	10 feet
One-way access lane (except when serving a fire lane)	
One-way access lane or PAAL serving as a fire lane	20 feet
One-way PAAL within a Storage Use development	
Two-way access lane	24 feet
Two-way PAAL	
Two-way access lane or PAAL within a Storage Use development	30 feet

B. *Exceptions.*

1. *Accessible Parking Space Size.* Parking spaces for individuals with physical disabilities shall be provided and designed as required by the adopted Building Code of the City of Tucson.
2. A motor vehicle off-street parking space shall have a minimum width of ten (10) feet when the side(s) of the parking space abuts a vertical barrier over six (6) inches in height, other than a vertical support for a carport.
3. A parallel parking space can be reduced to eighteen (18) feet in length if the space is located immediately adjacent to a driveway, access lane, PAAL, alley, or street intersection and the parking space is designed to provide maneuvering area on at least one (1) end. On street parking must be approved by the Traffic Engineer.

3.3.6.5 Additional Access Lane and Parking Area Access Lanes (PAAL) Design Criteria

A. *Intersections.*

1. A minimum unobstructed radius of five (5) feet is required for all other PAAL intersections.

Exception. A minimum unobstructed radius of eighteen (18) feet is required where an access lane or PAAL designated as a fire lane or is used to access refuse and/or recycling collection or loading zones intersects another access lane or PAAL.

2. All intersection radii shall be physically defined by curb or similar material when permanent improvements or fixtures, including landscaping, are located adjacent to the intersection. In all other instances, the intersection must be delineated, at a minimum, by paint or similar markings.

B. *Height Clearance.* The minimum height clearance along access lanes and PAALS is fifteen (15) feet.

Exception. The minimum height clearance within parking garages may be less than fifteen (15) feet as permitted by the City's adopted Building Code.

3.3.6.6 Circulation.

A. *Ingress and Egress Locations.* Each vehicular ingress and egress point to or from a street must comply with the curb cut regulations as specified in Chapter 25, Tucson Code.

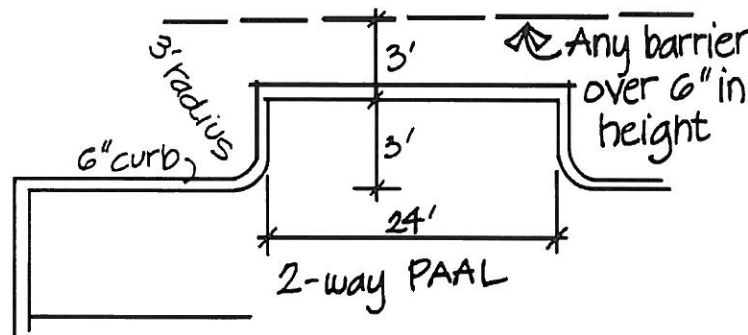
B. *Setbacks from Access Lanes and PAALs.*

1. Access lanes and PAALs shall be setback at least one (1) foot from:
 - a. An open structure, such as a carport or covered pedestrian access path as measured from the closest part of the structure or roof overhang; or,
 - b. A structure when the access lane or PAAL serves as a drive-through lane.
2. Access lanes and PAALs shall be setback at least two (2) feet from a wall, screen, or other obstruction. The additional area is necessary to provide clearance for fire, sanitation, and delivery vehicles.

C. *Sight Visibility.* Sight visibility at points of ingress into, egress from, or within the vehicular use area will comply with Development Standard 3-01.0.

D. *Back-Up Spur.* (See illustration 3.3.6.6.D)

1. A back-up spur shall be provided at the end of a row of parking if no ingress or egress is provided at that end.
2. The spur shall be a minimum of three (3) feet in depth and have a three (3) foot radii and a wheel barrier to prevent encroachment onto any unsurfaced areas.
3. A minimum distance of three (3) feet shall be provided between the back of spur and any wall, screen or other obstruction over six (6) inches in height.



3.3.6.6.D Back Up Spur

- 3.3.6.7 **Striping.** Parking spaces shall be marked with a four (4) inch wide, white stripe along all sides, except at the entrance to the stall or where the limits of the space are defined by other means, such as curbing.

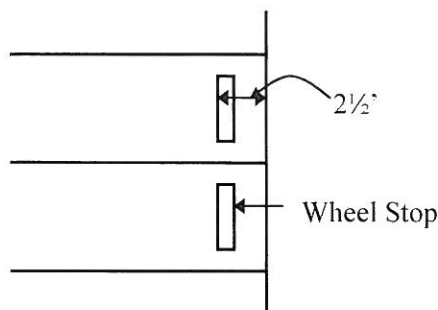
Exception. Striping is not required where tandem parking is permitted per Sec. 3.3.6.2.C.

- 3.3.6.8 **Barriers.**

- A. Barriers, such as post barricades or wheel stop curbing, are required in a vehicular use area to prevent vehicles from extending beyond the property lines, damaging adjacent landscaping, walls, or buildings, overhanging adjacent sidewalk areas or unpaved areas, and/or driving onto unimproved portions of the site.

Exception. Barriers are not required to prevent vehicles from overhanging adjacent sidewalk areas when the sidewalk is curbed and the applicant can demonstrate that a clearance space of at least four (4) feet in width is provided for pedestrian access. When demonstrating compliance, the applicant must account for a vehicle overhang of two and one-half (2½) feet and any other obstructions in the sidewalk, such as bicycle parking racks, vending machines, and merchandise display space.

- B. Barriers shall not impede pedestrian circulation and accessible routes.
- C. When required, wheel stop curbing must be two and one-half (2½) feet from the front of the parking space. (See Illustration 3.3.6.8.C)



3.3.6.8.C Wheel Stop Curbing

3.3.6.9 Surfacing Requirements.

A. All vehicular use areas shall be surfaced with one (1) of the following materials.

1. Pervious and impervious asphaltic concrete; or,
2. Pervious and impervious cement concrete; or,
3. A penetration treatment of bituminous material and seal coat of bituminous binder and mineral aggregate; or,
4. Alternative surfacing as determined appropriate by the PDSD City Engineer.

Exception. Vehicular use areas for Residential Care Services with four (4) or fewer spaces provided, single-family residential development, mobile home dwellings, duplexes on individual lots, and vehicle storage are exempt from the surfacing requirements.

B. The surface must be maintained in a smooth, durable, and well-drained condition and be kept clear of debris or other accumulated refuse.

3.3.6.10 Lighting. Lighting provided in any vehicular use area or for a bicycle parking facility shall be in compliance with the adopted Outdoor Lighting Code of the City of Tucson.

3.3.6.11 Use of Street or Alley for Maneuvering Area. A street or an alley may not be used for maneuvering directly into or from any parking space located wholly or partially outside the public right-of-way, except as follows:

A. Residential Care Services with four (4) or fewer spaces, home occupations, and non-residential uses within contributing properties to a National Register Historic District may use a street or alley for access and maneuvering.

An alley, when used for access, must be a minimum of twenty (20) feet wide, free of obstructions, and surfaced with a dust control method that is acceptable to the TDOT City Engineer.

B. A street may be used for maneuvering directly into or from a parking space, provided the parking space is located completely within the right-of-way and the design of the parking layout is approved by the TDOT City Engineer.

C. These exceptions are not applicable on MS&R designated streets as provided in Sec. 3.2.14.3.

- 3.3.6.12 Screening and Landscaping Requirements. All vehicular use areas are required to comply with Sec. 3.7.0, Landscaping and Screening Regulations.

Exception. Vehicular storage. Residential Care Services with four (4) or fewer spaces provided, single-family dwellings, mobile home dwellings, duplexes on individual lots, home occupations, and non-residential uses within contributing properties to a National Register Historic District are exempt from Sec. 3.7.2.3.A (Canopy Trees in Vehicular Use Areas).

3.3.7 MOTOR VEHICLE STACKING REQUIREMENTS

- 3.3.7.1 Requirement. The minimum vehicle stacking capacity required is as follows:

Use	Minimum Vehicle Stacking Capacity (per drive-through lane)*
Automotive Washing (Self-Service)	1 vehicle space
Automotive Washing (Full-Service) and Food Service where there are separate points of service for ordering and pick-up	4 vehicle spaces
All other uses	3 vehicle spaces

*The space at the point of service counts as one vehicle space.

3.3.7.2 Design Criteria

- A. Each stacking space shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.
- B. The stacking area for drive-through lanes must not cross on-site pedestrian access.
- C. Stacking spaces shall not impede on-site traffic circulation and ingress to and egress from the project site.
- D. Drive-through lanes must be striped, marked, or otherwise clearly delineated.

3.3.8 REQUIRED NUMBER OF BICYCLE PARKING SPACES

- 3.3.8.1 Purpose. The purpose of this section is to encourage the use of bicycles by providing safe and convenient places to park bicycles. These regulations further the City's goal of being a bicycle friendly community by ensuring that the necessary facilities are in place to accommodate cyclists.

3.3.8.2 Minimum Number of Bicycle Parking Spaces Required

- A. The number of short and long-term bicycle parking spaces for each use category is listed in Section 3.3.8.2.B (Minimum Required Bicycle Parking Spaces).

Exceptions.

1. No long-term bicycle parking is required on a site where there is less than 2,500 square feet of gross floor area.

2. *Bicycle Parking In-Lieu Fee.* The required number of bicycle parking spaces may be satisfied partially or completely by paying the City bicycle parking in-lieu fee in an amount established by separate ordinance to be used by the City to install bicycle parking and associated improvements in the right-of-way. The in-lieu fee may not be used if there are vehicular use areas, plazas, exterior courtyards, or other open areas on the site, other than required landscaping, large enough, separately or in combination, to accommodate all or a portion of the required bicycle parking.
3. When there are existing bicycle racks in the right-of-way, the PDSD Director may allow a modification to the required number of bicycle parking spaces based on a finding from the City's Bicycle Coordinator that the number of existing racks will adequately serve the proposed use and other nearby uses the racks currently serve.
4. When the requirements of this Section are required due to an expansion per Sec. 3.3.3.5 (Expansions), the PDSD Director may grant a modification to the required number of bicycle parking spaces based on a finding from the City's Bicycle Coordinator that a reasonable attempt has been made to provide all or a portion of the required bicycle parking such that it does not create a safety hazard for pedestrians, cyclists, and motorists and is clearly visible from adjacent sidewalks, drives, and/or public entrances.

B. *Minimum Required Bicycle Parking Spaces.*

(See table on next page.)

CITY OF TUCSON *LAND USE CODE*
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

LAND USE GROUP/CLASS	SHORT-TERM BICYCLE PARKING REQUIRED	LONG-TERM BICYCLE PARKING REQUIRED
AGRICULTURAL USE GROUP	None	None
CIVIC USE GROUP	1 space per 8,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Cemetery	None	None
Civic Assembly; Membership Organization; Religious Use	Spaces for 2% of the maximum expected daily attendance. Maximum requirement is 50 spaces.	1 space per 20 employees. Minimum requirement is 2 spaces.
Cultural Use – Zoo	10% of the required number of motor vehicle parking	None
Educational Uses: <i>Grades K – 12</i>	Grades 1-12: 1 space per 20 students of planned capacity. Minimum requirement is 2 spaces.	Grades 1-12: 1 space per 10 employees plus 1 space per 20 students of planned capacity. Minimum requirement is 2 spaces.
<i>Postsecondary Institutions; Instructional Schools</i>	1 space per 10 students of planned capacity. Minimum requirement is 2 spaces.	1 space per 10 employees plus 1 space per 10 students of planned capacity; or 1 space per 20,000 sq. ft. GFA, whichever is greater.
COMMERCIAL USE GROUP	2 spaces	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Administrative and Professional Office	1 space per 20,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 6,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Alcoholic Beverage Service	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Animal Service	None	None
Billboard	None	None
Car Wash, Self-Service	None	None
Day Care	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Daycare – Home Occupation	None	None
Entertainment (e.g. Sports Stadium or Center; Theater – Live; & Theater – Movie); except,	Spaces for 2% of the maximum expected daily attendance. Maximum requirement is 150.	1 space per 20 employees. Minimum requirement is 2 spaces.
Dance Hall	1 space per 2,000 sq. ft. GFA	1 space per 12,000 sq. ft. GFA
Carnival/Circus	None	None
Rodeo Arena	Spaces for 2% of the maximum expected daily attendance.	1 space per 20 employees. Minimum requirement is 2 spaces.
Financial Service	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Food Service	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.

CITY OF TUCSON *LAND USE CODE*
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

Sec. 3.3.8

LAND USE GROUP/CLASS	SHORT-TERM BICYCLE PARKING REQUIRED	LONG-TERM BICYCLE PARKING REQUIRED
Medical Service:		
Extended Health Care (e.g. nursing home, assisted living)	0.05 spaces per bedroom. Minimum requirement is 2 spaces.	0.15 spaces per bedroom. Minimum requirement is 2 spaces.
Major (e.g. hospital)	1 space per 20,000 sq. ft. GFA. Minimum requirement is 2 spaces. 1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 50,000 sq. ft. GFA. Minimum requirement is 2 spaces. 1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Outpatient		
Parking	None	Except for unattended surface parking lots, 1 space per 20 auto spaces. Minimum requirement is 2 spaces.
Personal Service	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Transportation Service	None	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Traveler's Accommodation, Campsite	1 space per 20 campsites	None
Travelers' Accommodation, Lodging	2 spaces plus 1 space per 6,000 sq. ft. GFA of conference, restaurant, bar, and/or banquet space. Maximum requirement is 50 spaces.	1 space per 20 guest rooms. Minimum requirement is 2 spaces.
Vehicle Storage	None	None
INDUSTRIAL USE GROUP	None	1 space per 15,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum required is 10 spaces.
RECREATION USE GROUP	Per Director's approval	Per Director's approval
<i>Billiard/Pool Hall; Health/Exercise Club/Gymnasium; Skating Rink; and Bowling Alley</i>	1 space per 2,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
<i>Athletic Fields</i>	2 spaces per field	None
<i>Batting Cage</i>	0.25 spaces per batting cage. Minimum requirement is 2 spaces.	None
<i>Court – Basketball, Racquetball, Tennis, or Volleyball</i>	0.25 spaces per court. Minimum requirement is 2 spaces.	None
<i>Golf Course</i>	None	2 spaces
<i>Driving Range</i>	2 spaces	None
<i>Miniature Golf Course</i>	0.25 spaces per tee	None
<i>Rifle and Pistol Range</i>	None	None
<i>Swimming Pool</i>	1 space per 2,000 sq. ft. of entire pool area. Minimum requirement is 2 spaces.	None

CITY OF TUCSON *LAND USE CODE*
 ARTICLE III. DEVELOPMENT REGULATIONS
 DIVISION 3. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS

LAND USE GROUP/CLASS	SHORT-TERM BICYCLE PARKING REQUIRED	LONG-TERM BICYCLE PARKING REQUIRED
RESIDENTIAL USE GROUP		
Single-Family & Mobile Home Dwellings	None	None
Multifamily Dwellings and Group Dwelling	0.10 spaces per bedroom. Minimum requirement is 2 spaces.	0.5 spaces per bedroom. Minimum requirement is 2 spaces.
Residential Care Services	0.05 spaces per bedroom. Minimum requirement is 2 spaces.	0.10 spaces per bedroom. Minimum requirement is 2 spaces.
RETAIL TRADE USE GROUP*		
Retail Trade Uses Less Than 50,000 sq. ft. GFA:	1 space per 5,000 sq. ft. GFA. Minimum requirement is 2 spaces.	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces.
Retail Trade Uses 50,000 sq. ft. GFA – 99,999 sq. ft. GFA:	1 space per 6,000 sq. ft. GFA	1 space per 12,000 sq. ft. GFA
Retail Trade Uses More Than 100,000 sq. ft. GFA:	1 space per 7,000 sq. ft. GFA. Maximum requirement is 150 spaces.	1 space per 12,000 sq. ft. GFA. Maximum requirement is 50 spaces.
*The required number of bicycle parking spaces for multiple use development composed of more than one building shall be calculated on a per building basis using the formulas provided above.		
Gasoline Sales without Food and Beverage Sales	None	None
Construction Material Sales, Furniture, Carpet, or Appliance Store; Heavy Equipment Sales; and Vehicle Rental and Sales	2 spaces	1 space per 12,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
Home Improvement Center	1 space per 12,000 sq. ft. GFA. Maximum requirement is 10 spaces.	1 space per 12,000 sq. ft. GFA. Maximum requirement is 10 spaces.
STORAGE USE GROUP		
Commercial Storage & Hazardous Material Storage	None	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.
Personal Storage	2 spaces	None
UTILITIES	None	None
WHOLESALE USE GROUP	2 spaces	1 space per 40,000 sq. ft. GFA. Minimum requirement is 2 spaces. Maximum requirement is 10 spaces.

3.3.9 BICYCLE PARKING DESIGN CRITERIA

3.3.9.1 Purpose. These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.

3.3.9.2 General Criteria.

A. *Parking and Maneuvering.*

1. Bicycle parking shall not impede on-site pedestrian access. A clearance space of at least four (4) feet in width must be provided for pedestrian access.
2. Each bicycle parking space shall be accessible without moving another bicycle.
3. Adequate maneuvering space shall be provided behind all outdoor bicycle parking facilities.
4. The bicycle parking area must be hard surfaced and maintained in a smooth, durable, and well-drained condition. Stabilized decomposed granite is an acceptable surface material for bicycle parking areas.
5. Outdoor bicycle parking areas must be lighted so that they are thoroughly illuminated and visible from adjacent sidewalks, parking lots, or buildings during hours of use.
6. Bicycle parking facilities will be maintained in good condition and kept clear of trash and debris.
7. *Vehicular Use Areas.* Short- and long-term bicycle parking are permitted in vehicular use areas provided it is separated from vehicular parking and drive areas by a barrier or is located a sufficient distance from vehicular use areas to prevent damage to the parked bicycles. Examples of acceptable barriers include curbs, bollards concrete planters, landscape buffers, or other suitable barrier devices. Striping in combination with other barrier devices is permitted.

B. *Bicycle Racks.* See Figures 3.3.9.5.A and B for illustrative examples of the following criteria.

1. Bicycle racks must be securely anchored to the ground, floor, wall, or ceiling;
2. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped lock if both wheels are left on the bicycle;
3. A bicycle six (6) feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;
4. A single rack is designed and located to accommodate two bicycles;
5. Racks must not have sharp edges that can be hazardous to pedestrians, particularly individuals with visual disabilities. Artistic bicycle racks are acceptable provided they meet the criteria herein;
6. Each required short-term bicycle parking space must be at least two (2) feet by six (6) feet; and,
7. A bicycle rack must be a minimum of two and one-half (2½) feet from a wall or other obstruction.

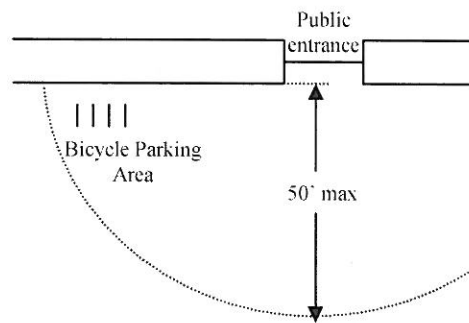
8. An access aisle at least five (5) feet wide must be provided between two rows of bicycle parking. The aisle width is measured between the lengthwise dimensions (i.e. 6') of the bicycle parking spaces between the two rows.

3.3.9.3 Short-Term Bicycle Parking. The purpose of short-term bicycle parking is to encourage shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.

A. Short-term bicycle parking must be provided in racks per Sec. 3.3.9.2.B or lockers per Sec. 3.3.9.4.B.5.

B. *Location.* Short-term bicycle parking shall be:

1. Within fifty (50) feet of each public entrance to a building as measured along the most direct pedestrian route (see illustration).



Exception. The PDSD Director may allow short-term bicycle parking to be more than fifty (50) feet from a public entrance(s) based on a finding from the City of Tucson's Bicycle Coordinator that the proposed location is consistent with best practices pertaining to siting short-term bicycle racks, particularly in regards to visibility, security, and convenience for bicyclists.

2. Located outside the building(s);
3. Clearly visible from the adjacent sidewalks, drives, and/or public entrance(s); and,
4. Where buildings have more than one public entrance or a site has more than one building, short-term bicycle parking shall be distributed so that at least one (1) short-term bicycle parking space is within fifty (50) feet of each public entrance.

3.3.9.4 Long-term Bicycle Parking. The purpose of long-term bicycle parking is to provide employees, students, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. Although long-term parking does not have to be provided on-site, the intent of these standards is to allow bicycle parking to be within a reasonable distance in order to encourage bicycle use.

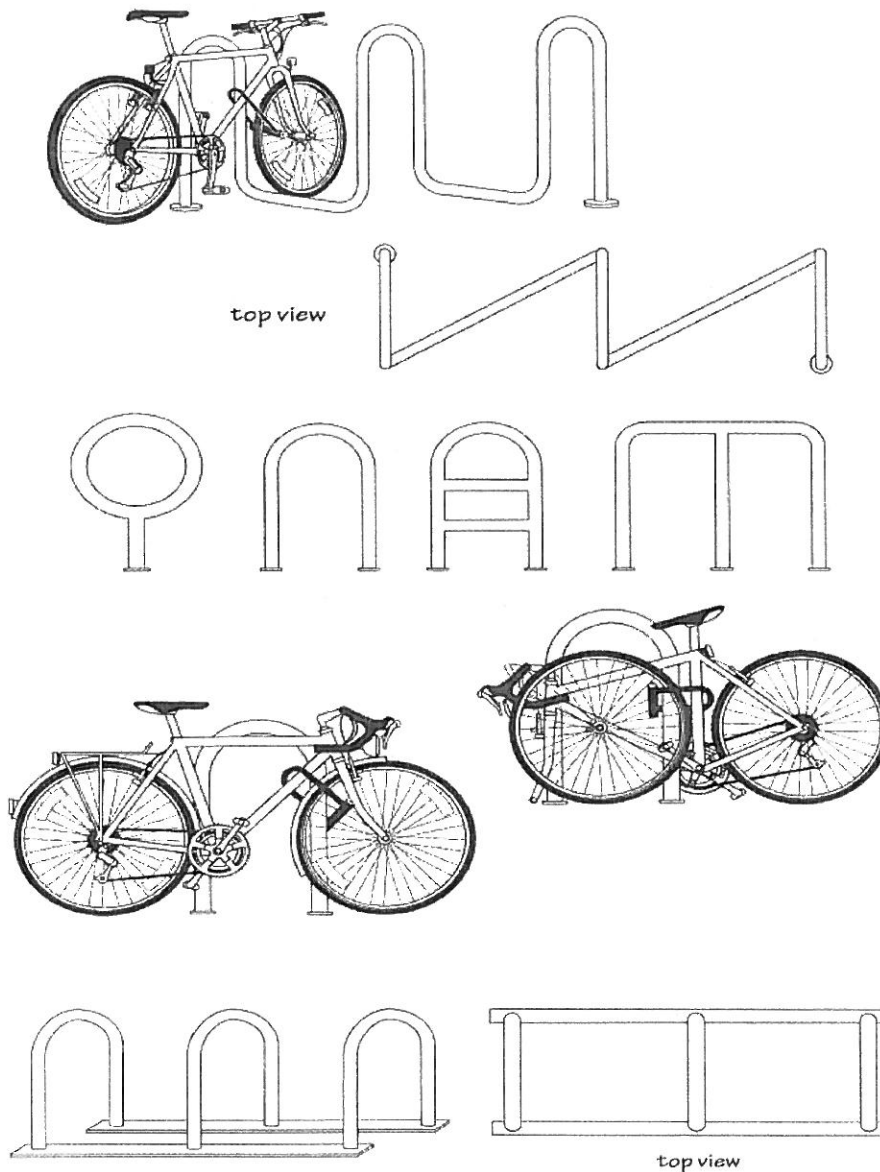
Long-term bicycle parking facilities shall comply with the following criteria:

- A. *Location.* Long-term bicycle parking shall be located on-site or offsite within three hundred (300) feet of the building. Long-term bicycle parking for multiple use developments and shopping centers should be distributed proportionately among the uses;
- B. *Security.* To provide security, long-term bicycle parking must have controlled access. Examples include, but are not limited to:
 - 1. Inside residential units;
 - 2. Inside buildings provided the bicycle parking does not create a safety hazard or impede pedestrian circulation and in an area that is visible from employee work areas or in a locked room;
 - 3. In a bicycle room or an area enclosed by a fence that is eight (8) feet high or connected floor-to-ceiling, accessed by key, smartcard, or other secure method; or,
 - 4. In bicycle lockers that fully enclose the bicycle, resist tampering, are securely anchored, and constructed of durable materials, such as, but not limited to, steel. These lockers may be leased (keyed or smartcard) lockers or on-demand lockers (self-locked or smartcard) lockers.
- C. *Weather Protection.* Long-term bicycle parking must be covered to provide weather protection and can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where long-term bicycle parking is not within a building or locker, the cover must be permanent and at least seven (7) feet above the floor or ground.
- D. *Signage.* Where long-term bicycle parking is not within a building and a key, code, or secure method is needed to access the parking facility, a sign must be provided instructing cyclists how access may be obtained.
- E. *Lighting.* Long-term bicycle parking not within a building must be lit by overhead lighting.

3.3.9.5 Bicycle Parking Figures

- A. *Examples of Acceptable Bicycle Rack Design.* The following bicycle racks comply with the criteria of Sec. 3.3.9.2. B and are provided for illustrative purposes only. Other bicycle rack designs may be used provided they comply with Sec. 3.3.9.2.B.

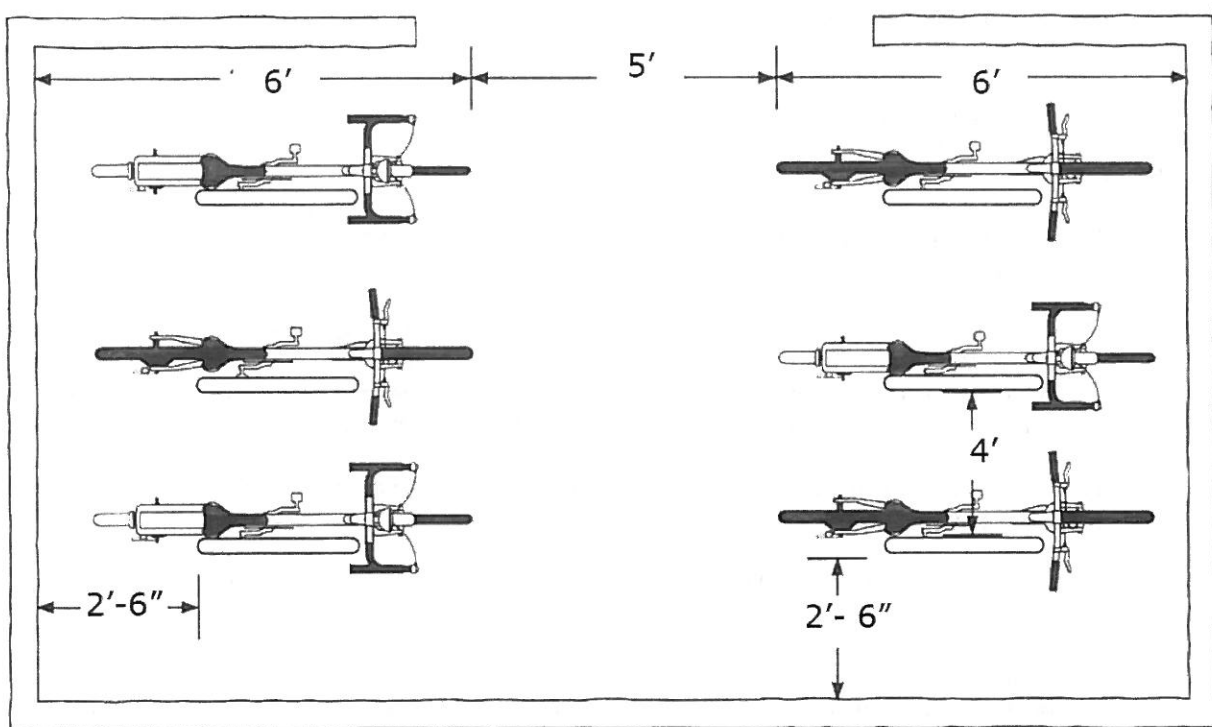
(See next page.)



Note: Artistic designs that provide two-point, 'flat panel' support, allow for easy access and locking of frame and two wheels, and do not have sharp edges are acceptable.

B. *Examples of Bicycle Parking Layouts.* The following bicycle parking layouts comply with the criteria of Sec. 3.3.9.2.B and are provided for illustrative purposes only.

Other layouts may be used provided they comply with Sec. 3.3.9.2.B.



3.3.10 PARKING DESIGN MODIFICATION REQUEST (PDMR)

3.3.10.1 Purpose. This section is established to provide an administrative process through which specific parking design regulations of the LUC may be modified. This procedure is not intended to delete or waive LUC regulations, but is intended to allow design flexibility in LUC compliance and alternative design solutions within the intent of the regulation.

3.3.10.2 Applicability. The following requirements of Division 3 may be considered for a modification under this Section:

- A. Number of motor vehicle parking spaces;
- B. Dimensional and location requirements of Sec. 3.3.6 (Motor Vehicle Use Area Design Criteria) including, but not limited to off-site parking location, parking space width, access lane and PAAL width, and back-up spur depth; and,
- C. Number of bicycle parking spaces.

3.3.10.3 Review and Approval Procedures.

- A. Applications shall include property ownership information, a site plan, and other information deemed by the Planning & Development Services Director (Director) as necessary to evaluate the request.
- B. Except as provided herein, review of PDMR requests shall be through the Zoning Compliance Review, Sec. 23A-31.

Exception. Review of modification requests to the number of motor vehicle and bicycle parking spaces shall be in accordance with the Limited Notice Procedure, Sec. 23A-40. The Design Review Board (DRB) shall review the request and provide the Director with a recommendation.

- 3.3.10.4 Findings for Approval. The Planning & Development Services Department Director may approve a modification as provided by this Section if all applicable findings as follows are made.
- A. The modification does not result in the deletion of an LUC requirement.
 - B. The modification is not a request previously denied as a variance.
 - C. The modification is not to a condition of approval for a rezoning or Special Exception Land Use application.
 - D. The modification does not adversely impact adjacent properties or development.
 - E. The modification does not impede sight visibility at points of ingress into, egress from, or within the vehicular use area for either vehicular or pedestrian traffic or otherwise create or increase a safety hazard.
 - F. The modification provides design alternatives to better integrate the development into the design character of the immediate neighborhood.
 - G. Except as provided below, a PDMR may modify a dimensional requirement by no more than ten (10) percent.
 - H. A modification may be granted for decreasing the required motor vehicle parking by ten (10) percent or less, but in no case more than five (5) spaces. The modification in off-street motor vehicle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the PDMR. This includes improvements such as, but not limited to, enhancement of landscaping, pedestrian facilities, or bicycle provisions beyond the requirements of the LUC.
 - I. The modification does not increase the minimum parking space dimension to less than eight (8) feet in width. The number of parking spaces with decreased dimensions shall not exceed ten (10) percent of the total number of parking spaces provided. The parking spaces with decreased dimensions must be marked as 'compact'.
 - J. The modification does not decrease the parking area access lane or driveway dimension by more than five (5) percent of the minimum width required.

Exception. The width of a parking area access lane or driveway cannot be reduced when it is a fire lane.
 - K. The back-up spur dimensional requirements may be modified when the last space in a bay of parking is wider than eight and one-half (8½) feet or when the Director determines that the proposed modification will not create a safety hazard.
 - L. A modification may be granted for decreasing the required bicycle parking by ten (10) percent or less, but in no case shall the modification result in there being less than two (2) bicycle parking spaces. The modification in the number of bicycle parking spaces is for the purpose of improving the site design in a manner which will further the intent of the PDRM. This includes improvements such as, but not limited to, enhancement of landscaping or pedestrian facilities beyond the requirements of the LUC.

DIVISION 4. LOADING AREAS

SECTIONS:

- 3.4.1 PURPOSE**
 - 3.4.2 APPLICABILITY**
 - 3.4.3 GENERAL PROVISIONS**
 - 3.4.4 DESIGN CRITERIA**
 - 3.4.5 REQUIRED LOADING AREAS**
-

- 3.4.1 PURPOSE.** This Division establishes requirements for the safe receipt or distribution of materials or merchandise by vehicle to provide for:
- 3.4.1.1 An off-street space or berth for temporary parking of a vehicle while loading or unloading merchandise, cargo, or materials.
 - 3.4.1.2 Expediting moving traffic and lessening street congestion by minimizing traffic conflicts between streets and the loading areas for various land use activities.
 - 3.4.1.3 Adequate loading areas for new land uses and for expansion of existing land uses.
 - 3.4.1.4 A safer pedestrian environment by providing separate and distinct spaces from the pedestrian areas for loading areas.
 - 3.4.1.5 Safe, convenient, and efficient ingress-egress for loading areas.
 - 3.4.1.6 Safe and efficient on-site vehicular circulation systems by providing separate loading areas from the vehicular traffic lanes.
- 3.4.2 APPLICABILITY.** The provisions of this Division apply to:
- 3.4.2.1 New development.
 - 3.4.2.2 New land uses locating in existing development, as required in Sec. 3.4.3.4.
 - 3.4.2.3 Any expansion of an existing land use or any addition of a new use to an existing development, as required in Sec. 3.4.3.5.
- 3.4.3 GENERAL PROVISIONS.**
- 3.4.3.1 Land Use Groups and Land Use Classes. The specific Land Use Groups and Land Use Classes listed in Sec. 3.4.5 are defined in Article VI.
 - 3.4.3.2 Calculations for Loading Areas. The calculation for the required number of loading areas is based on the proposed land use and the size of the project as provided in Sec. 3.4.5. The size of the project is the gross floor area of the use, including any outdoor area dedicated to the use, but excluding vehicular use areas.
 - 3.4.3.3 Change of Approved Vehicular Use Area. Whenever zoning approval has been granted for a vehicular use area which includes loading areas, the approval is conditioned upon the continued compliance with the provisions contained in the approved plan. Any change to the vehicular use area as shown on the approved plan must comply with the requirements of this Division and be reapproved.

3.4.3.4 New Uses Replacing Existing Uses. Whenever the use of an existing development is changed to a different use which requires a loading area or loading areas of greater size under this Division than were required for the prior use, additional loading areas or a loading area of greater size, whichever is applicable, shall be provided.

3.4.3.5 Expansions. Any expansion of an existing use or any addition of a new use to an existing development which results in an expansion in gross floor area is subject to the following.

A. If an expansion or a series of expansions cumulatively results in less than a twenty-five (25) percent expansion in gross floor area, the requirements of this Division apply only to the expanded use.

B. If an expansion or a series of expansions cumulatively results in a twenty-five (25) percent or greater expansion in gross floor area, the requirements of this Division apply to all uses on the site.

C. Expansions are cumulated over time from April 1, 1969. Once a development is brought into conformance with the requirements of this Division, subsequent expansions will begin accumulating as of the date the development was brought into conformance.

3.4.4 **DESIGN CRITERIA.** All loading areas, including any non-required loading areas, shall comply with the following requirements.

3.4.4.1 Location and Use Requirements. The location and use of a loading area shall be as follows:

A. A loading area shall be located on the same site or lot as the use they serve.

B. A loading area required for a billboard shall be located immediately adjacent to the billboard and outside the area defined by a vertical line intersecting the ground and any structural element extending from the billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. (Ord. No. 8610, §1, 11/27/95)

C. A loading area may be co-located within the approach area for dumpster containers and the stacking spaces of drive-through aisles when safety and access issues are appropriately addressed and delivery and solid waste collection schedules are coordinated so as not to conflict with one another. (Ord. No. 10811, §1, 06/22/10)

3.4.4.2 Access Requirements. The access to a loading space shall be as follows:

A. A street may be used for access and maneuvering into and out of a loading area provided:

1. The street is used for access to only one (1) loading area on that site.
2. The street is not shown on the Major Streets and Routes (MS&R) Plan.
3. The street is not a local residential street.
4. The street does not abut a residential zone within the same block.

B. An alley may be used for access and maneuvering into and out of a loading area provided:

1. The alley is used for access to only one (1) loading area on that site.
2. The alley is a minimum twenty (20) foot wide.

3. The alley is surfaced in a manner acceptable to the City Engineer.

4. The alley does not abut a residential zone within the same block.

C. The maneuvering area shall be designed so that there is safe access into and out of a loading area. The size and configuration of the maneuvering area shall be based on AASHTO (American Association of State Highway and Transportation Officials) standards for turning radii and distances required of the vehicles for which the loading area is designed.

D. The access route to a loading area shall have an overhead clearance of fifteen (15) feet.

3.4.4.3 Screening and Landscaping Requirements. The screening and landscaping of a loading area shall be in conformance with LUC Landscaping and Screening regulations.

3.4.4.4 Lighting Requirements. The lighting of a loading area, if present, shall be in conformance with adopted City of Tucson Outdoor Lighting regulations.

3.4.4.5 Surfacing Requirements. The surfacing of a loading area shall be in conformance with LUC vehicular use area regulations.

3.4.4.6 Striping Requirements. The striping of a loading area shall be in such a manner as to distinguish the area from motor vehicle parking spaces and other uses on the site.

3.4.4.7. Dimensional Requirements. The minimum size of a loading area, exclusive of access and maneuvering area, shall be:

A. Type A: twelve (12) feet by thirty-five (35) feet.

B. Type B: twelve (12) feet by fifty-five (55) feet.

C. Type C: Overhead Clearance shall be fifteen (15) feet

CITY OF TUCSON LAND USE CODE
ARTICLE III. DEVELOPMENT REGULATIONS
DIVISION 4. LOADING AREAS

- 3.4.5 REQUIRED LOADING AREAS.** The number of loading areas listed for each Land Use Group is applicable for all Land Use Classes within that Land Use Group, unless a Land Use Class is listed specifically stating otherwise.

LAND USE GROUP OR CLASS	LOADING AREAS REQUIRED
Agricultural Use Group (Sec. <u>6.3.3</u>)	Not Required
Civic Use Group (Sec. <u>6.3.4</u>)	Not Required Except For:
Civic Assembly: Less Than 25,000 sq. ft. GFA Over 25,000 sq. ft. GFA	ZERO (0) ONE (1) TYPE A
Commercial Services Use Group (Sec. <u>6.3.5</u>)	Not Required Except For:
Offices: Less Than 50,000 sq. ft. GFA 50,001 to 100,000 sq. ft. GFA Over 100,000 sq. ft. GFA	ZERO (0) ONE (1) TYPE A TWO (2) TYPE A
Billboard:	ONE (1) TYPE A
Restaurants/Bars: Less Than 5,000 sq. ft. GFA Over 5,000 sq. ft. GFA	ZERO (0) ONE (1) TYPE A
Industrial Use Group (Sec. <u>6.3.6</u>)	Not Required Except For:
ALL USES: Less than 25,000 sq. ft. GFA 25,001 to 50,000 sq. ft. GFA Over 50,000 sq. ft. GFA	ZERO (0) ONE (1) TYPE B TWO (2) TYPE B
Recreation Use Group (Sec. <u>6.3.7</u>)	Not Required
Restricted Adult Activities Use Group (Sec. <u>6.3.9</u>) Same as required for similar land use class in Commercial Services Use Group, Retail Trade Use Group or Industrial Use Group	Not Required Except For:
Retail Trade Use Group (Sec. <u>6.3.10</u>)	Not Required Except For:
Merchandise Sales: Less Than 25,000 sq. ft. GFA 25,001 to 100,000 sq. ft. GFA Over 100,000 sq. ft. GFA	ZERO (0) ONE (1) TYPE A TWO (2) TYPE A
Storage Use Group (Sec. <u>6.3.11</u>)	Not Required Except For:
Commercial / Personal Storage w/o Direct Vehicular Access Less Than 50,000 sq. ft. GFA Over 50,000 sq. ft. GFA	ONE (1) TYPE A TWO (2) TYPE A
Utilities Use Group (Sec. <u>6.3.12</u>)	Not Required
Wholesaling Use Group (Sec. <u>6.3.13</u>)	Not Required except for:
ALL USES: Less than 50,000 sq. ft. GFA Over 50,000 sq. ft. GFA	ONE (1) TYPE B TWO (2) TYPE B

3.5.4.23 Transportation Service, Air Carrier.

- A. The minimum site area is as required by the Federal Aviation Agency (FAA) for the airport facility. The site area shall not be less than permitted by the underlying zoning.
- B. The application for this use must contain the following information.
 - 1. The type, weight, and noise impact in decibel levels of aircraft using the site.
 - 2. The proposed hours of operation.
 - 3. An estimate of flight frequency.
 - 4. An FAA airspace letter of determination stating no objection, with or without conditions, to the proposed facility.
 - 5. A statement describing the impact of the airport on the Regional Aviation System Plan.
- C. The site plan accompanying the application must show the following, in addition to the information required in Development Standard 2-02.0.
 - 1. Runway, including markings and identification.
 - 2. Aircraft parking, maintenance, and fueling areas and other peripheral areas.
 - 3. Fencing, screening, and safety barriers.
 - 4. Accessory structures and equipment, including fire-fighting equipment.
- D. The Mayor and Council may restrict the number of flights and hours of operation due to the proximity and intensity of noise-sensitive land uses.
- E. Length. The length required for safe operation as shown in the flight manual of the largest aircraft to use the site and an additional two hundred forty (240) feet at each end of the runway.
- F. Width. Two hundred forty (240) feet centered on the runway.

3.5.4.24 Travelers' Accommodation, Campsite.

- A. The use is in conjunction with, and within, a mobile home park.
- B. The overall number of mobile home spaces and campsites shall not exceed the overall density allowed for the mobile home park.
- C. The campsite area shall not be located adjacent to a non-mobile home residential zone.
- D. Access to the area shall be through the mobile home park.
- E. The area complies with the mobile home park development criteria.
- F. No more than twenty-five (25) percent of the total spaces in the mobile home park can be used for the campsite use.

3.5.4.25 Adult Day Care.

- A. The use is for a maximum of ten (10) persons, or if operated in conjunction with an Adult Care Service, the number of clients together with the number of residents cannot exceed the total allowed for the Adult Care Service.
- B. The use must comply with one (one) of the following.
 - 1. For a maximum of fifteen (15) persons.
 - 2. For an unlimited number of persons with a minimum lot size of twenty thousand (20,000) square feet.
 - 3. If operated in conjunction with an Adult Care Service, the number of clients together with the number of residents cannot exceed the total allowed for the Adult Care Service.

3.5.4.26 Billboards.

- A. *Pedestrian Access.* Pedestrian access shall not be located under, or within five (5) feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. Refer to Sec. 3.2.8.4, Pedestrian Facilities.
- B. *Parking.* Parking area access lanes shall not be located under, or within five (5) feet of, a vertical line intersecting the ground and any structural element extending from a billboard, including, but not limited to, overhangs, cantilevered beams, and elevated walkways. Refer to Sec. 3.3.3.6 for locational requirements of parking spaces. (Ord. No. 10886, §6, 03/22/11)
- C. *Loading.* Refer to Sec. 3.4.5 for loading (servicing) space requirements and Sec. 3.4.4.1 for locational requirements for such loading spaces.
- D. *Landscaping and Screening.* Refer to Table 3.7.2-1 for landscaping and screening requirements for billboards.

(Ord. No. 8610, §1, 11/27/95)

3.5.4.27 Trade Service and Repair, Minor.

- A. Excludes the repair and replacement of upholstery and the repair of burglar alarms and motor vehicle stereos.

(Ord. No. 8653, §1, 2/26/96)

3.5.4.28 Artisan Residence

- A. *Purpose.* To provide an artisan residence use in the NC, C-1, C-2 and C-3 commercial zones designed to be used as both a dwelling and work space by an artist, artisan, or craftsperson, including persons engaged in the application, teaching, or performance of fine arts such as, but not limited to drawing, vocal or instrumental music, painting, sculpture, and writing; and the accessory sale of art objects produced on the premises. Buildings or spaces within buildings shall be used jointly for commercial and residential purposes. Nothing in this subsection shall limit principal uses as otherwise permitted by the applicable zoning.
- B. *Combined Uses.* A building or a tenant space in a commercial zone may be used as an artisan workshop with a residential dwelling. The workshop and workshop activities must be located indoors except to the extent that such activities could be conducted outdoors as a principal use under the applicable zoning.

5. *Entryways.* The building design shall provide design elements which give customers orientation on accessibility and which add aesthetically pleasing character to buildings by providing clearly-defined, highly-visible customer entrances.
6. *Screening of Mechanical Equipment.* Roof- or ground-mounted mechanical equipment shall be screened to mitigate noise and views in all directions. If roof mounted, the screen shall be designed to conform architecturally with the design of the building, whether it is with varying roof planes or with parapet walls. A wood fence or similar treatment is not acceptable.

Ground-mounted mechanical equipment shall be screened. The screen shall be of masonry construction and be of sufficient height to block the view and noise of the equipment.

- C. *Design Review Board (DRB).* All proposed Large Retail Establishments shall be reviewed by the Design Review Board (DRB) for recommendation to the Development Services Department (DSD) director, who will make a recommendation on whether it complies with the performance criteria. The DRB will base its recommendation on whether or not the project complies with the performance criteria related to compatibility, architecture, and site design, as provided in Sec. 3.5.9.7 where specific requirements are not provided. The applicant is responsible for providing all documentation and information necessary to show compliance, such as, but not limited to, site plans, building elevations, landscaping plans, floor plans, and outdoor lighting photometry plan. (Ord. No. 9967, §3, 7/1/04)

(Ord. No. 9293, §1, 9/27/99)

3.5.9.8 Medical Marijuana

A. *Medical Marijuana Dispensary.*

1. The total maximum floor area of a medical marijuana dispensary shall not exceed 2,500 square feet.
2. The secure storage area for the medical marijuana stored at the medical marijuana dispensary shall not exceed 500 square feet of the total 2500 square foot maximum floor area of a medical marijuana dispensary.
3. A medical marijuana dispensary shall be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle. "Building" shall have the same meaning provided in Article 6, Division 2, Section 6.2.2.
4. The permitted hours of operation of a medical marijuana dispensary shall be from 9:00 a.m. to 7:00 p.m.
5. A medical marijuana dispensary shall have an interior customer waiting area equal to a minimum of twenty-five (25) percent of the gross floor area.
6. A medical marijuana dispensary shall not have a drive-through service.
7. A medical marijuana dispensary shall not have outdoor seating areas.
8. A medical marijuana dispensary shall not offer a service that provides off-site delivery of the medical marijuana.
9. A medical marijuana dispensary shall be setback a minimum of 2,000 feet from any other medical marijuana dispensaries, measured in a straight and direct horizontal line between the two closest exterior walls of medical marijuana dispensaries.

10. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a public, private or charter school or a licensed childcare center, measured in a straight and direct horizontal line from the closest exterior wall of the medical marijuana dispensary to the closest property line of a school or childcare center.
11. A medical marijuana dispensary shall be setback a minimum of 1,000 feet from a church, library or public park and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility, measured in a straight and direct horizontal line from the closest wall of the medical marijuana dispensary to the closest property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility.

A “church” means a building which is erected or converted for use as a church, where services are regularly convened which is used primarily for religious worship and schooling and which a reasonable person would conclude is a church by reason of design, signs or other architectural features.
12. A medical marijuana dispensary shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

B. *Medical Marijuana Dispensary Off-site Cultivation Location*

1. The total maximum floor area of a medical marijuana dispensary off-site cultivation location shall not exceed 3,000 square feet.
2. The secure storage area for the medical marijuana stored at the medical marijuana dispensary off-site cultivation location shall not exceed 1,000 square feet of the 3,000 square foot total maximum floor area of a medical marijuana dispensary off-site cultivation location.
3. A medical marijuana dispensary off-site cultivation location must be located in a permanent building and shall not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other motor vehicle. “Building” shall have the meaning provided in Article 6, Division 2, Section 6.2.2.
4. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 2,000 feet from any other medical marijuana dispensaries or medical marijuana dispensary off-site cultivation locations measured in a straight and direct horizontal line between the two closest exterior walls of medical marijuana dispensaries’ cultivation locations.
5. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a public, private or charter school or a licensed childcare center measured in a straight and direct horizontal line from the closest exterior wall of the medical marijuana off-site cultivation location to the nearest property line of a school or childcare center.
6. A medical marijuana dispensary off-site cultivation location shall be setback a minimum of 1,000 feet from a church, library or public park and a minimum of 2,000 feet from a licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility measured in a straight and direct horizontal line from the closest wall of the medical marijuana dispensary off-site cultivation location to the closes property line of a church, library, public park, licensed residential substance abuse diagnostic and treatment facility or other licensed drug or alcohol rehabilitation facility.

A “church” means a building which is erected or converted for use as a church, where services are regularly convened which is used primarily for religious worship and schooling and which a reasonable person would conclude is a church by reason of design, signs or other architectural features.

7. A medical marijuana off-site cultivation location shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

C. *Medical Marijuana Designated Caregiver Cultivation Location.*

1. All conditions and restrictions for medical marijuana dispensary off-site cultivation locations apply except that the designated caregiver cultivation location cultivation area is limited to a total 250 square feet maximum, including any storage areas.
2. A designated caregiver may cultivate at their residence for a single qualifying patient subject to compliance with § A.R.S. 36-2806.01.
3. More than one designated caregiver may co-locate cultivation locations as long as the total cultivation area does not exceed 250 square feet maximum, including storage areas.
4. A designated caregiver shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency.

D. *Medical Marijuana Qualifying Patient Cultivation Location*

1. A qualifying patient may cultivate at their place of residence subject to compliance with A.R.S. § 36-2806.01.
2. A qualifying patient, cultivating marijuana, shall comply with all lawful, applicable health regulations, including those promulgated by the Arizona Department of Health Services and any other authorized regulatory agency. (Ord. No. 10850, § 4, 11/23/2010)

3.5.10 STORAGE USE GROUP.

3.5.10.1 Commercial Storage.

- A. Adjacent to a residential use or zone, outdoor storage shall comply with the following.
 1. Storage material shall not be visible from outside the screen.
 2. Outdoor lighting shall be directed away from adjacent residential uses and zones.
- B. Outdoor storage, when permitted, shall not be located in the street perimeter yard.

3.5.10.2 Hazardous Material Storage.

- A. Aboveground storage tanks for the storage of hazardous materials, such as, but not limited to, hydrogen, gasoline, diesel fuel, automotive fluids, oil, or waste-oil, are permitted as accessory uses in conjunction with and for the purpose of a principal Permitted Land Use. (Ord. No. 8864, §1, 4/28/97)
 1. Exceptions.

- a. A tank used for storing propane, water, or heating oil for consumptive use on the premises is not regulated by this Section.
 - b. Aboveground storage tanks that are not located within an enclosed building are not permitted within the Scenic Corridor Zone (SCZ).
 2. No person shall install an accessory aboveground storage tank unless the tank meets the following requirements.
 - a. The tank shall be used only for the purpose of servicing the vehicles used or serviced in connection with a permitted principal use. The tanks shall not be open for use by the public.
 - b. Except as specified in this Section, the setback regulations of the zoning district in which the tanks shall be located apply to all accessory storage tanks.
 1. If the Fire Chief approves the location of a tank within an enclosed building, the minimum setbacks shall be determined by the Fire Chief, provided that the setbacks are not less than those required by the zoning district.
 2. A tank that is not located within an enclosed building shall be set back as follows.
 - a. A minimum of fifty (50) feet from any property line adjacent to any area where, in the opinion of the Fire Chief, the tank could present a hazard or danger to person or property.
 - b. A minimum of two hundred (200) feet from any property line adjacent to R-3 or more restrictive zoning, or the tank location must be approved as a special exception through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53. (Ord. No. 9967, §3, 7/1/04)
 - c. The tank must be screened by a wall equal to the height of the tank.
 - d. The maximum permitted diameter of a tank is ninety-five (95) inches, except that, on ten thousand (10,000) gallon storage tanks, the maximum diameter may be increased to ten (10) feet. (Ord. No. 8864, §1, 4/28/97)
 - e. The maximum permitted height of a tank, excepting venting, manways, and filler caps, is ten (10) feet above grade, except that, on ten thousand (10,000) gallon storage tanks, the maximum height may be increased to twelve (12) feet above grade. (Ord. No. 8864, §1, 4/28/97)
 - f. An aboveground storage tank must have a secondary containment tank.
 - g. A concrete pad must be provided under all tanks.
 - h. The construction, installation, and location of the aboveground storage tanks and the types of materials to be stored in the tanks must be approved by the Fire Chief.
 3. These regulations do not supersede or replace any other applicable city, county, state, or federal regulations and requirements for aboveground storage tanks.
- B. The maximum capacity of each aboveground storage tank is as follows.
1. Capacity of one thousand (1,000) gallons is permitted.

2. Capacity of two thousand (2,000) gallons is permitted.
3. Capacity of four thousand (4,000) gallons is permitted.
4. Capacity of ten thousand (10,000) gallons is permitted.

3.5.10.3 Personal Storage.

- A. All storage shall be within enclosed buildings.
- B. Access shall be from a collector or arterial street.
- C. All walls or doors visible from adjacent streets and residential properties shall be surfaced with a nonreflective material. (Ord. No. 8653, §1, 2/26/96)
- D. Maximum individual unit size: Two hundred (200) square feet of floor area.
- E. Razor or barbed wire may not be used.
- F. The facility's exterior façade visible from adjoining residential properties or street frontage shall be earth tone in color and of masonry, stucco, or similar materials. (Ord. No. 9631, §2, 12/10/01)
- G. Maximum site area: Three (3) acres. (Ord. No. 9631, §2, 12/10/01)

3.5.11 UTILITIES USE GROUP.

3.5.11.1 Distribution System.

- A. The setback of the facility, including walls or equipment, is twenty (20) feet from any adjacent residential zone.
- B. Where a facility is not enclosed within a building, the surrounding screen shall be used as the building wall for the purposes of setbacks in Sec. 3.2.3.2.
- C. The setback of the facility, including walls or equipment, is two hundred (200) feet from any existing adjacent residential zone. This setback may be varied as provided in Sec. 5.3.3, Variances. (Ord. No. 9179, §1, 12/14/98)
- D. Where a water tower more than twenty (20) feet in height is used in conjunction with such facilities, its center shall be located a distance from any lot line equal to not less than one-half (1/2) its height.
- E. The use may not have any service or storage yards.
- F. Noise emission at the property line is to be equivalent to the residential requirements of the noise ordinance.
- G. No TVI (television interference) or RIV (radio interference) on a continuous basis is permitted.
- H. Any building housing such facility shall be in keeping with the character of the zone in which it is located. The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner. The DRB reviews architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. (Ord. No. 9967, §3, 7/1/04)

- I. The use must be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six (6) feet, nor more than ten (10) feet, in height.
- J. The use must include a ten (10) foot high wall in an earth tone and vegetative landscaping where contiguous to a residential zone.
- K. Limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than one hundred thirty-eight (138) kilovolts.

3.5.11.2 Renewable Energy Generation.

- A. Requires approval through a Special Zoning Review – Limited Notice Procedure, Sec. 23A-40.
- B. The setback of the facility, including walls or equipment, is twenty (20) feet from any adjacent residential zone.
- C. All activities shall be conducted in conformance with the following performance standards:
 - 1. *Noise.* The sound level of any individual operation shall not exceed the levels permitted in Chapter 11, Noise Ordinance, of the Tucson Code.
 - 2. *Smoke.* Smoke emission from any source is not permitted to exceed a density greater than that described as No. 1 on the Ringleman Chart. However, smoke may be emitted which is equal to, but not darker than, No. 2 on the Ringleman Chart for not more than four (4) minutes in any thirty (30) minute period. For the purpose of grading the density of smoke, the Ringleman Chart, as published by the U.S. Bureau of Mines, is the standard.
 - 3. *Glare or Heat.* Any activity producing intense glare or heat shall not be performed in such a manner as to create a nuisance or hazard beyond the property lines of the project site.
 - 4. *Odors.* Emission of odorous gases or other odorous matter is not permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines of the project site.
 - 5. *Vibration.* No vibration is permitted which is discernible beyond the property lines of the project site.
 - 6. *Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution.* No emission is permitted which can cause damage to health, animals, vegetation or other forms of property or which can cause any excessive soiling of the air per State or County guidelines.
 - 7. *Liquids and Solid Waste.* No waste shall be discharged into the streets, drainage ways, or on property possibly creating a danger to the public health and safety, and no waste shall be discharged in the public sewage system which might endanger the normal operation of the public sewage system.
 - 8. *Illumination.* Illumination of buildings and open areas shall be located and directed so as to eliminate glare toward streets and adjoining properties and shall comply with the requirements of the Outdoor Lighting Code in Chapter 6 of the Tucson Code.
 - 9. *Interference.* No TVI (television interference) or RIV (radio interference) is permitted to emanate from the project site.

- D. The use may not include a service or storage yard.
- E. In addition to the requirements of Sec. 3.7.3., Landscaping and Screening Regulations, there must be a decorative masonry wall at least six (6) feet in height between the project site and any residential zone. (Ord. No. 10818, §2, 7/7/10)

3.5.12 WHOLESALE USE GROUP.

Reserved.

3.5.13 GENERALLY APPLIED CRITERIA.

3.5.13.1 Access.

- A. The use must have primary vehicular access from an arterial street.
- B. The use must have access from a paved public street on the *Major Streets and Routes (MS&R) Plan*.

3.5.13.2 Hours. The principal use is restricted to hours of operation of 7:00 a.m. to 10:00 p.m.

3.5.13.3 Lighting. In addition to the requirements of Chapter 6, Section 6-101, Outdoor Lighting Code, of the Tucson Code, any outdoor lighting utilized in conjunction with the use shall be located and directed so as to eliminate glare toward streets and adjoining R-3 or more restrictive zoning.

3.5.13.4 Noise. In addition to the requirements of Chapter 11, Article II, Noise, of the Tucson Code, the use must be located within an enclosed building. There shall be no openings on the side of the building adjacent to R-3 or more restrictive zoning.

3.5.13.5 Outdoor Activity. Activity may occur outdoors.

3.5.13.6 Screening. In addition to the requirements of Sec. 3.7.3, there must be a screen wall at least five (5) feet in height between this use and any residential zone.

- a. tile;
- b. stone;
- c. brick;
- d. adobe;
- e. a textured material such as stucco or plaster; or
- f. metal

C. Perimeter Yards Along FLD Project Site Boundaries.

- 1. Perimeter yard width requirements along FLD project site boundaries are based on the zoning classification of the adjoining property, as shown in 3.2.6.4 (Perimeter Yard Width Matrix).
- 2. The required street perimeter yard width along FLD project site boundaries shall be in accordance with Section 3.2.6.5, unless special zoning requirements dictate a greater distance or different point of measurement.

D. Perimeter Yards on Interior Lots. Interior lots must provide perimeter yard setbacks as follows:

- 1. The perimeter yards along interior lot lines required by 3.2.6.4 (Perimeter Yard Width Matrix) may be reduced, subject to the limitations in the Building Codes.
- 2. Along interior street lot lines, street perimeter yards are required, in accordance with Section 3.2.6.5. The street perimeter yards may be administratively reduced by the Development Services Department Director if the Director finds that the reduced setback enhances the architectural design or the vehicular circulation in the FLD and a transportation impact analysis is approved by the City's Traffic Engineering division.
- 3. Along parking area access lanes (PAALs), setbacks as required in Sec. 3.3.6.6.B (Setbacks from Access Lanes and PAALs) and Department of Transportation design criteria. (Ord. No. 10886 §9, 03/22/11)

E. Site Coverage.

- 1. FLD projects must comply with site coverage limits in Section 3.2.3.1.F. Site coverage shall be applied in accordance with the Lot Coverage requirements in Section 3.2.9 (Lot Coverage).
- 2. Within vehicular areas, any landscaped area greater than twenty-five (25) square feet is excluded provided the landscaped area calculations do not include those areas less than three (3) feet in width and the landscaped area is curbed to protect it from vehicular traffic.

F. Parking. Parking must comply with Section 3.3.0 (Motor Vehicle and Bicycle Parking Requirements), applicable sections of Section 3.7.0 (Landscaping) and Development Standard 2-06 (Landscaping), applicable regulations related to accessibility, and the following criteria:

- 1. Streets within the FLD site for which on-street parking is proposed must be designed with parking lanes that comply with Development Standard 3-01.2.3 (Parking Lanes).
- 2. An alley abutting an existing development shall not be used for parking access.
- 3. Common parking areas must meet the following requirements. (Ord. No. 10636, §4, 2/24/09)

- a. No more than sixty (60) parking spaces may be located in any single outdoor parking area.
- b. There shall be a minimum of thirty (30) ft. separation between common parking areas. Common parking areas must be separated by a building or landscaping.
- c. The same parking area access lane (PAAL) may provide access to two (2) or more parking areas.
- d. Curbed areas must provide openings to allow water to flow into landscaped areas and water harvesting basins.

G. *Circulation and Connectivity.*

1. The right-of-way and pavement widths for internal ways, common parking areas, streets, roads, or other means of vehicular circulation and for surface drainage serving the FLD shall be in conformance with Section 3.3.6, and Development Standard 3-01.0. (Ord. No. 10886 §9, 03/22/11)
2. All elements of an FLD, including residential units and recreational amenities, shall be connected by a pedestrian circulation system.
3. Interior pedestrian sidewalks shall connect to sidewalks on abutting streets and to abutting commercial and recreational facilities with adjacent property owner's consent.
4. Bus turn-out lanes and bus waiting shelters must be provided if requested by the City.
5. Barrier Free Access to Functional Open Space Amenities
 - a. For purposes of this section, barrier free access is defined as functional access for semiambulatory and nonambulatory persons.
 - b. Barrier free access to Functional Open Space amenities must be provided pursuant to the 2006 International Building Code Section 1109.14 (Recreational and sports facilities) of the building code with the following exception:
 - i. FLDs using the Housing for the Elderly maximum development option (Section 3.6.1.2.B.2.b) shall provide barrier free access pursuant to the 2006 International Building Code Section 1109.14 (Recreational and sports facilities) of the building code or fifty percent (50%), but not less than one, of each type of Functional Open Space amenity, whichever is greater.
6. Trails that have current or future linkages to other trails, open space areas or recreation areas shall be provided as determined by the City Parks and Recreation Department.
 - a. Trails must be constructed in compliance with the design criteria established for trails by the City of Tucson Parks Department and Pima County Parks Department.
 - b. Hard and soft surface paths, when required, must have an average separation of at least five (5) feet to allow for landscaping that does not interfere with the paths, except where a reduced width is allowed by the City's Parks and Recreation Department.

H. *Terrain and Grading.*

1. Property within the Hillside Development Zone (HDZ) must comply with Section 2.8.1.6.C.
(Ord. No. 10636, §4, 2/24/09)

CITY OF TUCSON LAND USE CODE
ARTICLE III. DEVELOPMENT REGULATIONS
DIVISION 7. LANDSCAPING AND SCREENING REGULATIONS

TABLE 3.7.2-1						
LANDSCAPE BORDER AND SCREENING REQUIREMENTS - SECTIONS 3.7.2.4 AND 3.7.3						
	ADJACENT STREET OR ZONE (DEVELOPED OR VACANT)					
LAND USE	STREETS		ZONES ⁺			
	MS&R	Non-MS&R	Residential	Office	Commercial	Industrial
Residential Subdivisions	#‡	#‡ (see Sec. 3.7.2.4.A.2.d)	---	---	---	---
Multifamily	#	#	#	---	---	---
MH Parks	# 5' screen	# 5' screen	# 5' screen	# 5' screen	---	---
Office	# ---	# 30" screen	# 5' wall	# ---	---	---
Commercial	# 30" screen	# 5' screen	# 5' wall	# 5' screen	---	---
Industrial	# 30" screen	# 5' screen	# 5' wall	# 5' wall	# 5' screen	---
All Other Uses	# 30" screen	# 5' screen	# 5' screen	# 5' screen	# 5' screen	---
Specific Uses*						
Recreation Areas	# 5' wall	# 5' screen	5' screen	5' screen	---	---
Drive Through	# 30" screen	# 5' screen	5' wall	5' screen	---	---
Mechanical Equipment	(Screened entirely from view along the street frontage.)				---	---
Mobile Homes; R.V. Storage	# 6' screen	# 6' screen	6' screen	5' screen	---	---
Multunit Storage Facility	# 6' screen	# 6' screen	6' wall	6' wall	---	---
Outdoor Display of Merchandise, Sales or Rental	# 30" screen	# 5' screen	5' wall	5' screen	---	---
Billboards and Outdoor Storage	# 6' screen	# 6' screen	6' wall	6' screen	6' screen	---
Parking Lots	# 30" screen	# 5' screen	5' wall★	5' wall★	---	---
Refuse Storage and Laundry Yards	# 6' screen	# 6' screen	6' wall	6' wall	6' screen	---
Service Bays	# 30" screen	# 5' screen	5' wall	5' wall	---	---
Utility Service	# 6' screen	# 6' screen	6' wall	6' wall	6' screen	---
KEY AND NOTES (for the purposes of this Table)						
Residential Zones:	OS, IR, RH, SR, SH, RX-1, RX-2, R-1, R-2, MH-1, MH-2, R-3, MU		Commercial Zones:	P, RV, NC, RVC, C-1, C-2, C-3, OCR-1, OCR-2		
Office Zones:	O-1, O-2, O-3		Industrial Zones:	P-I, I-1, I-2		
#Street Landscape or Interior Landscape Border required along site boundary.						
‡Only applies to subdivisions of eight (8) or more lots. See Sec. 3.7.2.4.A.2.						
*When within 100' of property line.						
+For development adjacent to PAD zones, see Sec. 3.7.2.4.C.6 and Sec. 3.7.3.6.E.						
★Unless jointly used between properties.						
(Ord. No. 8582, §1, 9/25/95; Ord. No. 8610, §1, 11/27/95; Ord. No. 8653, §1, 2/26/96; Ord. No. 9374, §1, 4/10/00)						

(Ord. No. 10884, §1, 03/08/11)

2. The minimum width of an interior landscape border is the lesser of ten (10) feet or the width of the building setback required by the *Land Use Code (LUC)* for the proposed building or use.
3. Where motor vehicle parking spaces or parking area access lanes (PAALs) are located next to the property line or where the interior landscape border conflicts with a utility easement, an interior landscape border is not required if:
 - a. An equivalent number of trees are planted elsewhere on the site between the building(s) and the property line. When the use on the site does not include buildings, the required canopy trees must be located between the principal use and the property line;
 - b. The trees are evenly distributed over the site; and
 - c. The minimum planting area required in Sec. 3.7.2.3.A.1.c is provided for each canopy tree.
4. Detention/retention facilities may be incorporated into the interior landscape border if they are designed in accordance with Sec. 3.7.4.3.A.

C. Exceptions to Landscape Border Requirements.

1. Within the Downtown Parking District as described in Sec. 6.2.4, the requirements for landscape borders are:
 - a. A street landscape border, measured from the development side of the future sidewalk location, shall be maintained along all public right-of-way frontages of vehicular use areas and parking structures.
 - b. A street landscape border is not required if the ground level story of a building containing a parking structure is not used for motor vehicle parking or if the parking structure is completely screened and enclosed by a masonry wall.
 - c. An interior landscape border is required only if the adjacent zone or land use is residential. (Ord. No. 10886 §10, 03/22/11)
2. On expansions of an existing development located on a lot of record on February 17, 1991, ten thousand (10,000) square feet or less in size, the development is subject only to the following landscape border requirements.
 - a. On streets other than a Scenic or Gateway Route (refer to Sec. 3.7.5), the width of a street landscape border is a minimum of five (5) feet. With the permission of the City Engineer or designee, up to one-half (½) the street landscape border width may be located in the public right-of-way or in the Major Streets and Routes (MS&R) right-of-way area. (Ord. No. 9392, §1, 5/22/00)
 - b. Interior landscape borders are not required in existing vehicular use areas, if the existing vehicular use area was developed in compliance with the zoning regulations in effect at the time of development.
3. Interior landscape borders are not required:
 - a. Around interior pads within a site or between adjacent sites with common driveways, shared motor vehicle parking, or vehicular access easements or between two (2) adjacent nonresidential uses of equal intensity as determined by Table 3.7.2-1.

- D. The modification is not to a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs.
- E. The modification is not to a setback requirement of a Flexible Lot Development (FLD). The FLD already provides less stringent standards than those applicable to other development. (Ord. No. 10636, §15, 2/24/09)
- F. The modification applies to property that cannot be developed in conformity with the provisions of this Chapter due to physical circumstances or conditions of the property, such as irregular shape, narrowness of lot, or exceptional topographic conditions.
- G. The modification does not delete or waive an *LUC* requirement but provides an alternate solution.
- H. The modification does not create a situation where the proposed development substantially reduces the amount of privacy which would be enjoyed by nearby residents any more than would be available if the development was built without the modification.
- I. The modification does not create a situation where proposed development will obstruct significant views of dramatic land forms, unusual stands of vegetation, or parks from nearby properties substantially more than would occur if the development were built without the modification.
- J. The modification does not create a situation where proposed development will block visibility on adjoining streets for either vehicular or pedestrian traffic.
- K. The modification does not create a situation where the proposed development will interfere with the optimum air temperature/solar radiation orientation of buildings on adjoining properties substantially more than would occur if the buildings or structures were built without the modification.
- L. The modification does not create a situation where the proposed use of the property will impose objectionable noise levels on adjoining properties greater than would occur if the buildings or structures were built without the modification.
- M. The modification is designed to mitigate any negative impacts that may be created by the modification.
- N. The modification does not create a situation where the development will result in an increase in the number of residential dwelling units or the square footage of nonresidential buildings greater than would occur if the development was built without the modification.
- O. The modification does not reduce the setback from a street to less than is allowed under the provisions of Sec. 3.2.6.5.B.
- P. The modification is not for an increase in height of more than two (2) feet to an accessory wall or fence, except that an increase of up to four (4) feet may be considered for entry features on walls and fences.

5.3.4.4 Expiration of Approval. Any Design Development Option (DDO) approval granted by the Development Services Department Director shall be null and void if building permits are not issued implementing the DDO or compliance with conditions of approval does not occur within one hundred eighty (180) days from the date of approval. One (1) extension of up to one hundred eighty (180) days may be granted by the Development Services Department Director for good cause. (Ord. No. 9967, §5, 7/1/04)

5.3.5 **DESIGN DEVELOPMENT OPTION (DDO).** This Section is established to provide an administrative process through which specific Development Regulations of the *LUC* may be modified. This procedure is not intended to delete or waive *LUC* regulations but is intended to accomplish: (Ord. No. 9967, §5, 7/1/04)

- Design flexibility in *LUC* compliance.
- Originality and innovation in site planning and architectural design.
- Energy conservation through site and building design.
- Alternative design solutions within the intent of the regulation.
- Enhancement of community aesthetics.

5.3.5.1 Applicability. Landscaping and screening provisions may be considered for modification under this Section. (Ord. No. 10886, §11, 03/08/11)

5.3.5.2 Review. Review of Design Development Option (DDO) requests shall be through a Limited Notice Procedure, Sec. 23A-40. Prior to a decision by the Planning and Development Services Department Director, the Design Review Board (DRB) shall review the request and provide the Planning and Development Services Department Director with a recommendation. Application requirements shall be established by the Planning and Development Services Department Director and shall include, but not be limited to, property ownership information, a site plan, elevations, and such other information as may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04, Ord. No. 10886, §11, 03/08/11)

5.3.5.3 Findings for Approval. The Planning and Development Services Department Director may approve a design modification, as provided by this Section, if all of the following findings are made. (Ord. No. 9967, §5, 7/1/04 Ord. No. 10886, §11, 03/08/11)

- A. The modification is not a request previously denied as a variance. (Ord. No. 9179, §1, 12/14/98)
- B. The modification is not to a special requirement or finding to determine whether the use should be allowed in the zone.
- C. The modification is not to a condition of approval for a rezoning or Special Exception Land Use application.
- D. The modification is not to a requirement of an overlay zone, such as, but not limited to, Scenic Corridor, Environmental Resource, Major Streets and Routes Setback, or Airport Environs.
- E. The modification does not create a situation where the proposed development will adversely impact adjacent properties or development.
- F. The modification does not create a situation where the proposed development substantially reduces the amount of privacy which would be enjoyed by nearby residents any more than would be available if the development was built without the modification.
- G. The modification does not create a situation where proposed development will block visibility on adjoining streets for either vehicular or pedestrian traffic.
- H. The modification provides design alternatives to better integrate the development into the design character of the immediate neighborhood.

- I. The modification does not result in the deletion or waiver of an *LUC* requirement.
- J. The modification does not lower the height of a required screening device to a point where it cannot accomplish its purpose.
- K. The modification does not decrease the required area, in square footage, of landscaping. (Ord. No. 10886, §11, 03/08/11)

5.3.5.4 Expiration of Approval. Any DDO approval granted by the Development Services Department Director shall be null and void if building permits are not issued implementing the DDO or compliance with conditions of approval does not occur within one hundred eighty (180) days from the date of approval. One (1) extension of up to one hundred eighty (180) days may be granted by the Development Services Department Director for good cause. (Ord. No. 9967, §5, 7/1/04)

5.3.6 NONCONFORMING USE OR STRUCTURE. Nonconforming uses or structures may continue to operate or be used as provided in Sec. 1.2.7, except for advertising and outdoor signs which are regulated by the Sign Code, Chapter 3 of the Tucson Code. A nonconforming use may be discontinued, resumed, expanded, or substituted with another nonconforming use, and nonconforming structures can be reconstructed or expanded as provided below. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, property ownership information, the date of when the nonconforming use was established, proof of establishment, a site plan, elevations, and other information that may be necessary to evaluate the request. (Ord. No. 9967, §5, 7/1/04)

5.3.6.1 Nonconforming Use. The following requirements concerning nonconforming uses apply.

- A. *Discontinuance of Nonconforming Use.* A nonconforming use may be resumed if the nonconforming use activity has been discontinued for less than six (6) months.
 - 1. A discontinued nonconforming use may be substituted with another nonconforming use, as provided by Sec. 5.3.6.1.D and Sec. 5.3.6.1.E, provided such nonconforming use is substituted within the six (6) month period.
 - 2. The right to resume a nonconforming use is lost if the discontinuance is for six (6) months or more or if a change to a conforming use occurs. Determination of discontinuance shall be based upon a consideration of relevant activities and records, including, but not limited to, business license records and/or utility records and the continued maintenance of the property which indicates the intent to continue or discontinue such use. Property left in disrepair or in an unkempt condition shall be considered in the discontinuance of the use.
- B. *Expansion of a Nonconforming Use.* A nonconforming use may be expanded within an existing or new structure or in land area subject to approval by the Examiner through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and 23A-53, and provided such expansion complies with the following criteria. (Ord. No. 9967, §5, 7/1/04)
 - 1. The expansion is being undertaken within five (5) years of the time the use became nonconforming.
 - 2. The expansion complies with *LUC* requirements. These requirements include, but are not limited to, setbacks applicable to the use itself or for new construction, bicycle and motor vehicle parking regulations, and landscaping and screening requirements.
 - 3. The expansion is for the principal use or for a use that is accessory and incidental to the operation of the existing nonconforming use. (Ord. No. 8808, §1, 1/27/97)
 - 4. The amount of expansion does not exceed fifty (50) percent of the floor area of the existing building or land area devoted to the existing nonconforming use. Incremental expansions, cumulatively, shall not exceed the fifty (50) percent provision.

5. The expansion area adjoins the land area, within the same lot, which houses the nonconforming use.
 6. The expansion must comply with the development criteria listed for the Land Use Class of the nonconforming use in the most restrictive zone in which the nonconforming use is permitted as of right.
- C. *Substitution With a Use Within the Same Land Use Class.* An existing nonconforming use may be substituted with the same use or another use from the same Land Use Class without affecting the nonconforming status of the use or structures on the property. The substitution may be approved by the Development Services Department Director through a Zoning Compliance Review, Sec. 23A-31, if the substitute use complies with criteria 2, 3, 4, and 5 as listed in Sec. 5.3.6.1.D. (Ord. No. 9967, §5, 7/1/04)
- D. *Substitution With a Use From a Different Land Use Class.* A nonconforming use may be substituted with a use from a Land Use Class that is different from the one to which the existing nonconforming use belongs, provided it is approved through a Zoning Examiner Full Notice Procedure, Sec. 23A-50 and Sec. 23A-53, and provided the use complies with the following criteria before and after the substitute use is in operation. (Ord. No. 9967, §5, 7/1/04)
1. The substitute use is a use permitted in the most restrictive zoning classification in which the existing nonconforming use is permitted as of right.
 2. The substitute use does not generate additional traffic or noise, have longer hours of operation, have additional outside lighting, or cause other negative impacts on adjoining properties greater than those associated with the existing nonconforming use.
 3. The substitute use provides parking as required by the *LUC*. A parking variance may be requested in accordance with Sec. 5.3.3, Variances. (Ord. No. 9179, §1, 12/14/98)
 4. The substitute use does not propose an extension or enlargement of the structure or of the areas occupied by the nonconforming use, except as provided for expansion in Sec. 5.3.6.1.B and Sec. 5.3.6.1.C.
 5. Any new signs proposed for the substitute use shall be of such height, area, and illumination as to be the least detrimental to neighboring properties, but in no event shall a new sign exceed any signage limitations of the Sign Code.
- E. *Change in Nonconforming Status.* When a substitute use is allowed in a zone which is a more restrictive zone than the zone in which the existing nonconforming use is first allowed, the nonconforming status for that parcel changes to the more restrictive zone.
- F. *Nonconforming Parking Areas.* Nonconforming parking areas may be reconstructed, repaved, restriped, or improved with landscaping, additional buffers, lighting, or similar modifications, including the redesign of the parking area layout. The proposed modifications may be approved by the Development Services Department Director through Zoning Compliance Review, Sec. 23A-31, if the modifications meet the following criteria. (Ord. No. 9967, §5, 7/1/04)
1. The modifications are in the interest of public health and safety.
 2. The modifications do not increase the intensity of the nonconforming use of the parking lot.
 3. There is a reduction, or no change, in the adverse impact of the nonconforming parking lot on adjacent residentially zoned properties. (Ord. No. 9456, §1, 10/16/00)

5.3.6.2 Nonconforming Structure. The following requirements apply to nonconforming structures.

A. *Reconstruction.*

1. Any nonconforming building or structure or groups of nonconforming buildings or structures damaged by natural causes, such as, but not limited to, fire, flood, and lightning, may be reconstructed and used as before with the following limitations.
 - a. Permits to reconstruct the building or structure must be issued within twelve (12) months of the occurrence.
 - b. The reconstruction of the building or structure may not exceed the original footprint or square footage as it existed at the time of the occurrence.
2. Except as set forth in Sec. 5.3.6.2.A.1, a nonconforming structure that is demolished loses its nonconforming status.

B. *Expansions.* Nonconforming structures, as provided in Sec. 1.2.7, may continue to be utilized as they existed at the time such structures became nonconforming; however, any expansions made to nonconforming structures from that date shall be in compliance with current regulations. The proposed expansion of a nonconforming building or structure to rebuild any part of a building damaged or demolished due to a government act, such as right-of-way condemnation, shall not count toward the fifty (50) percent expansion requirements of Sec. 5.3.6.1.B; however, such new construction shall comply with current *Land Use Code (LUC)* requirements.

C. *Loss of Nonconforming Status.* When a building or structure is altered to comply with applicable development criteria of the underlying zoning, the nonconforming status of that building or structure is terminated.

D. *Nonconforming Parking Areas.* Nonconforming parking areas may be modified, without affecting the nonconforming use status, per Sec. 5.3.6.1.F. (Ord. No. 9456, §1, 10/16/00)

5.3.7 **TEMPORARY USE OR STRUCTURE.** Certain land uses or structures not permitted within specific zones may be allowed on a temporary basis if authorized through Zoning Compliance Review, Sec. 23A-31, provided such request for a temporary use complies with the following. (Ord. No. 9967, §5, 7/1/04)

5.3.7.1 Qualification for Permit. For certain land uses or structures to be allowed on a temporary basis, the land use or structure must comply with one (1) or more of the following special circumstances.

- A. The circumstances constitute a substantial hardship, such as, but not limited to, a natural disaster, e.g., fire or flood, or a government action that has resulted in damage to an existing structure on the subject property.
- B. A temporary structure, such as a mobile or modular unit, occupied as a caretaker's facility or a home for the eventual resident may be allowed during the construction of a permanent structure. The temporary structure shall be on the same site as the construction. (Ord. No. 9138, §1, 10/5/98)
- C. The temporary location of off-street parking facilities during the structural expansion or remodeling of an existing building. Such temporary facilities do not have to comply with requirements of a permanent parking facility but must, at a minimum, provide the following.
 1. Screening from adjacent residential development. Since this is a temporary facility, screening cannot be achieved by the use of landscaping unless mature vegetation which can act as the screen exists on the site.

2. Dustproofing.

D. A temporary real estate office may be allowed during construction of a project, provided:

1. The temporary use is terminated at the end of one (1) year from the date the approval was granted; however, additional twelve (12) month extensions may be granted, provided sales activity for the project continues and ten (10) percent or more of the lots or units remain unsold.
2. The temporary office structure is located on a lot and complies with *Land Use Code (LUC)* zoning requirements applicable to that lot.
3. The temporary office structure is located in the same subdivision within which sales occur.
4. The temporary use or structure complies with any additional conditions required by the approval authority.

E. A temporary construction equipment yard for public improvement projects involving street improvements or the placement of utilities within public rights-of-way, provided solutions are implemented to mitigate potential negative impacts to adjacent residential development. Such solutions include, but are not limited to, screening of equipment, setbacks, hours of operation, and limited or restricted use of residential streets.

F. Repealed. (Ord. No. 8786, §1, 12/16/96)

G. The temporary placement of a mobile telecommunications tower facility on nonresidential property may be permitted upon the demonstration by a telecommunications provider that the facility is necessary for its operations; the facility is set back from any residentially zoned property by a distance equal to the height of the proposed tower and base; and the tower and base does not exceed sixty-five (65) feet from the existing grade. The temporary use authorized by this subsection shall be approved for a period not to exceed sixty (60) days and may be approved for one extension of time not to exceed sixty (60) days. (Ord. No. 8899, §1, 7/7/97)

5.3.7.2 Bond Required. A cash or assurance bond in the amount of one thousand (1,000) dollars for a residential use and five thousand (5,000) dollars for a nonresidential use is required, unless stipulated otherwise in the qualification criteria in Sec. 5.3.7.1, to guarantee termination of the temporary use. The cash or assurance bond shall be provided to the City before any permit for the use is issued. (Ord. No. 8786, §1, 12/16/96)

5.3.7.3 Refund. The bond, as required in Sec. 5.3.7.2, is refunded when the temporary use or structure is removed by the applicant in accordance with Sec. 5.3.7.4.

5.3.7.4 Removal. The temporary use or structure shall be removed on or before the date of expiration of the approval period. Should the zoning compliance certificate be revoked, a temporary use must be removed within fifteen (15) days notice.

A. Removal is to include all improvements installed to accommodate the temporary use or structure.

B. If, after the removal, the property is left graded and vacant, the property is to be reseeded in accordance with the requirements of the grading ordinance for graded but undeveloped properties.

5.3.7.5 Forfeiture. If the temporary use or structure is not removed or the site does not achieve compliance; the bond required by Sec. 5.3.7.2 is forfeited.

- 5.3.7.6 Time Limit. Approval for a temporary use or structure may be granted for one (1) year, with an additional one (1) year period granted for good cause, unless otherwise stipulated in the temporary use or structure qualification criteria in Sec. 5.3.7.1. (Ord. No. 8786, §1, 12/16/96)
- 5.3.8 **DEVELOPMENT PLAN.** A development plan is a drawing of a project site that provides detailed information as to how a proposed project will be developed in compliance with City ordinances and regulations. When a development plan is required to be processed in accordance with this Section, preparation, application, review, and approval shall be as follows.
- 5.3.8.1 Review Procedure. Preparation, application, review, and approval of development plans shall be in accordance with procedures established in Sec. 23A-34. (Ord. No. 9392, §1, 5/22/00; Ord. No. 9967, §5, 7/1/04)
- 5.3.8.2 Expiration Dates. Expiration dates for development plans are as provided below. For the purposes of Sec. 5.3.8, "construction or building permits" are those permits issued for the construction of the project, such as, but not limited to, infrastructure improvements, building foundations, buildings, paving of vehicular use areas, or similar types of improvements related to the construction and implementation of the project. Permits for: a) clearing, grubbing, and grading of a site; b) construction of a section of sidewalk; c) installation of screening; d) paving of an access driveway but not the parking associated with the use; or e) any similar type of work are not considered "construction or building permits" for purposes of this Section, unless specifically stated otherwise by this Section or the process requiring the applicability of this Section.
- A. *Maximum Review Period.* Except in the case of a Protected Development Right Plan, Sec. 5.3.10, an applicant has one (1) year from the date of application to obtain approval of a development plan that complies with zoning and other development requirements in effect at the time of application, unless an ordinance adopted by Mayor and Council during this period states otherwise. A development plan application that has been in review for a period of one (1) year which has not been approved is considered denied. To continue the review of a development plan for the property, a new development plan which complies with regulations in effect at that time must be submitted. The new submittal initiates a new one (1) year review period. (Ord. No. 9635, §2, 12/10/01)
- B. *Development Plan Approval Period.* Except in the case of a Protected Development Right Plan, Sec. 5.3.10, an approved development plan remains valid for a period of three (3) years from the date of approval. (Ord. No. 9392, §1, 5/22/00; Ord. No. 9635, §2, 12/10/01; Ord. No. 10813, §2, 6/22/10))
1. If, at the end of three (3) years, building permits have not been obtained, a new development plan application, in compliance with regulations in effect at the time of its resubmittal, is required.
 2. If the project is being developed in phases and permits have not been issued for all phases within the three (3) year period, developers of subsequent phases have one (1) additional year to obtain permits. If, at the end of the four (4) year period, permits have not been issued, review and approval of a revised development plan for the undeveloped portion, in compliance with all regulations and/or ordinances in effect at the time of resubmittal, are required prior to the issuance of building permits.
 3. If construction permits are issued within the required time period, but the construction of the project has not commenced and the permit and development plan approval periods expire, the approval of the development plan is considered expired. Review and approval of a revised development plan, in compliance with regulations and ordinances in effect at the time of resubmittal, are required prior to the issuance of building permits.

4. If construction permits are applied for but not issued within the time period required by this Section, the time period is extended an additional three (3) months to allow for completion of the review and for the issuance of permits.
5. If the approval period has expired pursuant to Sec. 5.3.8.2.B.1, .B.2, .B.3, or .B.4 of this Section, the resubmittal to obtain approval of a new development plan initiates a new review period in accordance with Sec. 5.3.8.2.A.

5.3.8.3 Issuance of Building Permits. Review and approval for the issuance of permits for development plans shall be as follows.

- A. *Approved Development Plan.* The approved development plan shall be filed with the official building records for the site and shall be the basis for the issuance of building permits. Building permit applications shall include a copy of the approved development plan bearing the appropriate approval signature. (Ord. No. 9392, §1, 5/22/00)
- B. *Change From, or Expiration Of, an Approved Development Plan.* Building permit applications involving construction which changes from the approved development plan or if the approval has expired shall be accompanied by a copy of an amended development plan bearing the Planning and Development Service Department's approval. (Ord. No. 9967, §5, 7/1/04; Ord. No. 10813, §2, 6/22/10)
 1. The Planning and Development Services Department Director may approve minor changes from the approved plan without processing the plan through the entire review process. Determination as to whether the change is minor or major is made by the Planning and Development Services Department Director on a case-by-case basis. Changes in site design include, but are not limited to, building height, density, land use, parking, and traffic circulation. (Ord. No. 9967, §5, 7/1/04; Ord. No. 10813, §2, 6/22/10)
 2. Major changes from the approved plan require review and recommendation of approval of the new plan by the review agencies. If the development plan is required as a special requirement imposed by the Mayor and Council, a major deviation shall require approval by the Mayor and Council prior to review of the revised plan. (Ord. No. 9392, §1, 5/22/00)

5.3.9 **SPECIAL EXCEPTION LAND USES.** Special Exception Land Uses are uses which are not allowed by right within a zone but are permitted if approved through a particular review process. Within each zone, there is a section or subsection entitled Special Exception Land Uses which lists those land uses that are eligible for consideration within that zone under one (1) of the Special Exception Land Use review procedures.

5.3.9.1 Purpose. Special Exception Land Uses are often desirable but may have detrimental effects on adjacent properties or neighborhoods or on the surrounding community if not properly designed and controlled. A special review of these land uses is necessary to ensure that avoidable problems or hazards are not created and that such uses are consistent with the intent of this Chapter and the zones under which they are permitted.

5.3.9.2 Review and Approval Procedures. Special Exception Land Uses are reviewed under one (1) of three (3) different procedures. The applicable procedure is provided in the individual zone for the land use. The procedures are as follows. Application requirements shall be established by the Development Services Department Director and shall include, but not be limited to, information on the subject property and surrounding uses, proposed use, traffic considerations, land use impact analysis, and any other information as appropriate to evaluate the requests. (Ord. No. 9967, §5, 7/1/04)

Register Historic Districts; or are individually listed on the National Register of Historic Places; or meet the criteria for eligibility for the National Register of Historic Places.

If the building to be completely or partially demolished is located in a Historic Preservation Zone (HPZ) or the Rio Nuevo and Downtown Zone (RND) overlay zone, compliance with the applicable demolition review and approval requirements contained in Section 2.8.8.7 through Section 2.8.8.9 is required in addition to the provisions contained in this section.

5.3.11.2 Review Required. The applicant must submit Minor or Full Architectural Documentation to PDSD for review before issuance of a demolition permit.

5.3.11.3 Application and Review Process.

- A. Prior to the submittal of a demolition permit application, the applicant may meet with PDSD. At that time, PDSD determines whether the application requires Minor or Full Documentation.
- B. At the time of submittal, the applicant must submit two (2) copies of the demolition permit application and all required architectural documentation to PDSD. All new photos must be printed on photographic paper.
- C. If Minor Documentation is required, PDSD reviews and approves the applications for completeness. PDSD determines and informs the applicant that the Minor Documentation is complete, or of any additional documentation which is required within five (5) working days of the submittal date.
- D. If Full Documentation is required, the Historic Preservation Officer (HPO) reviews and approves the applications for completeness, and informs the applicant that Full Documentation is complete or informs the applicant of any additional documentation which is required within five (5) working days of the submittal date.
- E. If PDSD or the HPO determine that the required architectural documentation is complete, then a demolition permit application may be processed. The applicant must demonstrate compliance with all provisions of the Tucson Code before a demolition permit will be issued.

5.3.11.4 Minor Documentation Required:

- A. Current photographs of the front, rear and sides of the building to be completely or partially demolished (printed on photographic paper); and
- B. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD.

5.3.11.5 Full Documentation Required.

- A. Floor plans with measured dimensions; and
- B. Photographs of the front, rear and sides of the building to be completely or partially demolished, and all interior rooms; and
- C. A 'context photograph' illustrating the relationship between the building to be completely or partially demolished and the nearest adjacent buildings in the Development Zone. The Development Zone is defined in Sec. 6.2.4 of the *Land Use Code* (LUC); and
- D. Copies of old photographs of the building to be completely or partially demolished (taken at least 20 years prior to the demolition application), if in the possession of the applicant; and

- E. Documentation from the County Assessor's records, the State Historic Preservation Office, or other official government records confirming the year of construction and dates of additions to the building to be demolished. Some of this documentation of construction dates may be available at PDSD; and
- F. A general description of construction materials, such as exterior walls, roofing, windows, porches, and carports of the building to be demolished; and
- G. A list of any important historical events or historically significant persons related to the building to be demolished, if known to the applicant.

5.3.11.6 Documentation Retention. Upon approval of the demolition permit, the HPO shall retain one (1) copy as a record of a lost historic resource and forward one (1) copy to the Tucson-Pima County Historical Commission for their records.

(Ord. No. 10766, §2, 04/13/10.)

5.3.12 ZONING COMPLIANCE FOR SITE IMPROVEMENTS IN EXISTENCE ON MAY 1, 2005.

The owner of property, at the time of a request for a Certificate of Occupancy may concurrently request that site improvements, including outdoor activity areas, in existence as of May 1, 2005 ("existing site improvements") be granted zoning compliance subject to the following:

- 5.3.12.1 This section 5.3.12 shall only apply to developed property with nonresidential zoning that is not subject to Section 2.8.1, 2.8.2, 2.8.5, 2.8.6, 2.8.8, 2.8.9, 2.8.10, 2.8.11, or any change of zoning (rezoning), variance, or special exception approved subject to conditions, or the subject of an unabated zoning violation. (Ordinance No. 10835, §1, 09/08/10.)
- 5.3.12.2 Existing site improvements shall be determined by referring to May 2005 aerial photography administered by the Pima Association of Governments (PAG) and available on the PAG website.
- 5.3.12.3 Existing site improvements are not subject to compliance with Section 3.2.3, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, and 3.2.11; 3.3; 3.4; 3.7; and 3.8.
- 5.3.12.4 Properties granted zoning compliance under the provisions of this Section 5.3.12 may be used for all principal Permitted Land Uses based on the zoning of the site subject to the applicable General Restrictions in each zone, except for the following prohibited uses:
 - a. Section 6.3.4.4 Correctional Use
 - b. Section 6.3.5.6 Billboard
 - c. Section 6.3.9 Restricted Adult Activities Use Group
 - d. Section 6.3.5.3 Alcoholic Beverage Service uses unless continuously licensed through the Arizona Department of Liquor Licenses and Control from May 1, 2005, to the present.
 - e. Section 6.3.5.13 Food Service uses unless continuously licensed through the Pima County Health Department from May 1, 2005, to the present
 - f. Section 6.3.8.2 Family Dwelling
 - g. Section 6.3.8.3 Group Dwelling
 - h. Section 6.3.8.4 Mobile Home Dwelling
 - i. Section 6.3.8.5 Residential Care Services
 - j. Sections 2.5.4.2 and 2.5.5.2 Medical Marijuana Designated Caregiver Cultivation Location, Medical Marijuana Dispensary, Medical Marijuana Dispensary Off-site Cultivation Location
 - k. Sections 2.7.2.2 and 2.7.3.2 Medical Marijuana Designated Caregiver Cultivation Location, Medical Marijuana Dispensary Off-site Cultivation Location (Ord. No. 10850, §5, 11/23/10).
- 5.3.12.5 Required drop-off areas may not be deleted.

- 5.3.12.6 Use of the property shall be in compliance with all applicable performance criteria enumerated in Article III, Division 5 of the Land Use Code.
- 5.3.12.7 This section 5.3.12 shall be applied to single or multiple parcels of land but may not be applied to partial parcels.
- 5.3.12.8 Changes to parking lot striping, maintaining the same number of parking spaces, or increasing the number of parking spaces, are permitted in compliance with Section 3.3.6 so long as no existing elements such as loading zones or dumpsters are deleted except as permitted under current regulations. (Ord. No. 10886 §12, 03/22/11)
- 5.3.12.9 The owner of the property shall:
- a. submit a sworn affidavit that the use of the property will be in compliance with 5.3.12, or
 - b. include the following in any lease/rental agreement for the property: "Tenant shall not cause or permit the Property to be used in any way which constitutes a violation of any law, ordinance, or governmental regulation. Notwithstanding any contrary provision of this lease agreement, any occupancy or use of the premises in violation of this paragraph shall constitute a material breach of this lease agreement entitling Lessor to invoke all remedies provided hereunder including termination."
- 5.3.12.10 A site inspection to verify that the use of the property is in compliance with this Section 5.3.12 may be conducted at the discretion of the Planning and Development Services Director.
- 5.3.12.11 Zoning compliance granted pursuant to this section shall be valid only so long as the property and site improvements thereon remain in the same condition as on the date the zoning compliance is granted. Any subsequent development or modification to the property or site improvements will render zoning compliance under this section void and of no effect. Any modification or improvement not shown on May 2005 aerial photography administered by the Pima Association of Governments (PAG) will be considered a subsequent development of the property.
- Requests for zoning compliance pursuant to this section 5.3.12 must be submitted to the City of Tucson Planning and Development Services Department, and all applicable fees paid, prior to the expiration date of this Section 5.3.12, as provided herein. (Ordinance No. 10815, §1, 07/07/10)

DIVISION 2. LISTING OF WORDS AND TERMS

SECTIONS:

- 6.2.1 DEFINITIONS - A.
- 6.2.2 DEFINITIONS - B.
- 6.2.3 DEFINITIONS - C.
- 6.2.4 DEFINITIONS - D.
- 6.2.5 DEFINITIONS - E.
- 6.2.6 DEFINITIONS - F.
- 6.2.7 DEFINITIONS - G.
- 6.2.8 DEFINITIONS - H.
- 6.2.9 DEFINITIONS - I.
- 6.2.10 DEFINITIONS - J.
- 6.2.11 DEFINITIONS - K.
- 6.2.12 DEFINITIONS - L.
- 6.2.13 DEFINITIONS - M.
- 6.2.14 DEFINITIONS - N.
- 6.2.15 DEFINITIONS - O.
- 6.2.16 DEFINITIONS - P.
- 6.2.17 DEFINITIONS - Q.
- 6.2.18 DEFINITIONS - R.
- 6.2.19 DEFINITIONS - S.
- 6.2.20 DEFINITIONS - T.
- 6.2.21 DEFINITIONS - U.
- 6.2.22 DEFINITIONS - V.
- 6.2.23 DEFINITIONS - W.
- 6.2.24 DEFINITIONS - X.
- 6.2.25 DEFINITIONS - Y.
- 6.2.26 DEFINITIONS - Z.

6.2.1 DEFINITIONS - A.

Abutting. Having a common boundary. Parcels or lots having only a common corner are not considered abutting.

Access Lane. The area within a vehicular use area serving as a travel lane or the area providing access to the property. Unlike the Parking Area Access Lane, the Access Lane does not provide direct ingress and egress to individual parking spaces. (Ord. No. 10886, §13, 03/22/11)

Accessory Use or Structure. A use or a structure subordinate to the principal use or building on a lot and serving a purpose customarily incidental to the use of the principal building, provided any such structure is built with or after the construction of the principal building.

Acre. Forty-three thousand five hundred sixty (43,560) square feet.

ACS. Same as Average Cross Slope.

Adjacent. Two (2) or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way twenty (20) feet or less in width. Parcels or lots having only a common corner are considered adjacent.

Adjoining. Same as abutting.

Administrative and Professional Office. See Sec. 6.3.5.2.

ADOT. Same as Arizona Department of Transportation.

ADT. Same as Average Daily Traffic.

Adult Activities. See Sec. 6.3.9, Restricted Adult Activities Use Group.

Adult Care Service. See Sec. 6.3.8.5, Residential Care Services.

Adult Day Care. A Day Care use for elderly or disabled adults.

Adult Establishments. See Sec. 6.3.9, Restricted Adult Activities Use Group.

AEZ. Same as Airport Environs Zone.

AEZ Zones and Districts Established:

Approach Departure Corridor One (ADC-1). A specifically designated area 12,000 feet from the northwest end of the runways at Davis Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

Approach Departure Corridor Two (ADC-2). A specifically designated area 30,000 feet from the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

Approach Departure Corridor Three (ADC-3). A specifically designated area located 30,000 to 50,200 feet at the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential, less than in the ADC-1 or ADC-2 zones.

(Ord. No. 10073, §2, 10/25/04)

AICUZ. Same as Air Installation Compatibility Use Zone.

AICUZ Report (1992). A report prepared by the Department of the Air Force which evaluated and summarized the aircraft operations at U.S. Air Force Bases with respect to the effects of noise and accident hazards, entitled Air Installation Compatible Use Zone (AICUZ).

Airport. Any area of land designed and set for the landing and taking off of aircraft.

Airport Hazard. Any structure, use of land, or tree within the Airport Environs Zone (AEZ) which obstructs the space required for flight of aircraft in taking off and landing at an airport or is otherwise hazardous to aircraft taking off or landing. Examples of hazards include, but are not limited to, uses which:

- A. Create interference with aircraft navigation by obstructing the use of radio and other navigational aids, such as generators, motors, or artificial lighting devices which create excessive static.
- B. Obstruct the visibility of aircraft through atmospheric emissions or cause glare to flyers through direct or indirect illumination, such as from incinerators, rock crushers, smelters, lights which resemble a layout or the color of a landing area, search lights, or flash-type advertising signs.

- C. Cause any other danger or hazard to the safety of aircraft taking off or landing, such as towers, poles, smokestacks, advertising balloons, aboveground bulk storage of petroleum products, landfills, or fireworks manufacturing.

Airport Hazard District. A specifically designated area of land where uses that constitute hazards to airport operations are prohibited and heights are limited. (Ord. No. 10073, §2, 10/25/04)

Airstrip. An airport used solely by the owner of the property, accommodating general aviation aircraft and ultralight aircraft.

Alcoholic Beverage. Alcohol, brandy, whiskey, rum, tequila, mescal, gin, wine, porter, ale, beer and malt liquor, malt beverage, absinthe or compound or mixture of any of them, or of any of them with any vegetable or other substance, alcohol bitters, bitters containing alcohol, and any liquid mixture of preparation, whether patented or otherwise, which produces intoxication, fruits preserved in ardent spirits, and beverages containing more than one-half of one (0.5) percent of alcohol by volume.

Alley. A public way primarily for placement of utilities, refuse collection, or similar public services.

Alteration. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), any aesthetic, architectural, mechanical, or structural change to the exterior surface of any part of an existing structure.

Anatomical Areas. Same as Specified Anatomical Areas.

ANCLUC. Same as Airport Noise Control and Land Use Compatibility.

ANCLUC Study. Airport Noise Control and Land Use Compatibility Study, a document adopted by the City of Tucson and Pima County in 1982 which reviewed noise abatement measures in effect or proposed to be implemented by Tucson International Airport; the Study also established policies for compatible land uses for properties adjacent to the Tucson International Airport.

Antenna. One or more panels, rods, reflecting disks, or similar devices used for the transmission or reception of radio frequency signals. (Ord. No. 8813, §1, 3/3/97)

Apartment Building. Same as Multiple-Family Structure.

Appearance of Record. Means either:

- A. An oral statement made at a hearing which identifies the person making the statement or made by the person's representative; or
- B. A written statement giving the name and address of the person providing the statement and signed by the person or representative. Such written statement shall be submitted prior to the hearing or, in the event the process does not require a hearing, prior to the end of the notice period.

Archaeological Site. A historic or prehistoric site, location, or area containing material remains of human activity and life which include artifacts, monuments, and other cultural remains.

Archaeologist. A person having an M.A. or Ph.D. in anthropology or an allied field and at least one (1) year of training or employment in an archaeological field or laboratory research. Any study conducted by or endorsed by such an archaeologist must satisfy the Code of Ethics and Standards of Performance of the Society of Professional Archaeologists.

Arizona Nursery Association Standards (ANA). Standards for plant material size and planting guidelines prepared and published by the Growers Committee of Arizona Nursery Association.

ARS. Same as Arizona Revised Statutes.

Arterial Street. A street identified as an arterial or Interstate Route on the Major Streets and Routes (MS&R) Plan.

Artisan. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), one who practices an art or one trained to manual dexterity or skill in a trade.

Artists Studio/Residence Area. The area delineated by Map 6.2.1-I. (See Map 6.2.1-I.)



For exact boundaries, please see the official zoning maps.

Map 6.2.1-I Artists Studio/Residence Area

Attached Single-Family Dwelling. See Single-Family Dwelling, Attached, Sec. 6.2.19.

Automotive Washing Full Service. An establishment where personnel is used to wash, dry, polish or vacuum an automobile. (Ord. No. 10886, §13, 03/22/11)

Automotive Washing Self Service. An establishment where washing, drying, polishing, or vacuuming of an automobile is done by the driver or the occupant. (Ord. No. 10886, §13, 03/22/11)

Average Daily Traffic (ADT). The total traffic for a calendar year divided by three hundred sixty-five (365).

Average Natural Cross-Slope. A method of determining the natural cross-slope of a parcel, prior to any grading or other disturbances.

6.2.2 DEFINITIONS - B.

B/A. Same as Board of Adjustment. See Sec. 5.1.7.

Bar. An Alcoholic Beverage Service use. A bar by any other name, such as, but not limited to, tavern, cocktail lounge, and pub, shall be regulated as a bar. To differentiate between an Alcoholic Beverage Service use (bar) which serves food and a Food Service use (restaurant) which serves alcoholic beverages, refer to the definition of restaurant. (Ord. No. 8666, §1, 3/25/96)

Bar, Large. A bar which encompasses eighteen thousand (18,000) square feet or more of total area, including gross floor area and any outside areas providing service to the public, such as outdoor seating and recreation areas.

Barrier-Free Accessibility. Functional access for semiambulatory and nonambulatory persons, from a street or parking space to, into, and through a building.

Bay. Same as Service Bay.

Bedroom. The term bedroom shall include all of the following.

- A. Any room that is designated as a bedroom.
- B. Any enclosed room which has a minimum area of sixty (60) square feet and has an accessible opening to the exterior of the building in compliance with the International Building Code (IBC), whether termed a studio, family room, study, den, bonus room, or any other name, except for a living room, dining room, kitchen, and bathrooms.
- C. Any room designated as a bedroom for the purpose of any other code requirement.

(Ord. No. 9906, §4, 10/13/03)

Bicycle. A nonmotorized device propelled only by human power having two (2) or three (3) wheels, any of which is more than sixteen (16) inches in diameter.

Bicycle Parking Facility. A structure which provides temporary placement for bicycles.

Bicycle Parking Space. An area designated within a facility for the use of an individual bicycle.

Block. A unit of land bounded by streets or by a combination of streets and public lands, railroad rights-of-way, watercourses, or other barriers to the continuity of the unit of land. A block may be comprised of one (1) or more lots. A block made up of one (1) lot may also be referred to as a lot or parcel.

Block Plat. A plat composed of one (1) or more blocks where each block is also one (1) lot.

Blood Donor Center. A Medical Service use which engages in the business or activity of receiving or taking plasma, blood, or any component thereof from human donors for monetary consideration.

Buildable Area. The area of a lot where a building can be placed after setbacks from property lines, streets, buildings, or any other point identified are deducted.

Building. A structure having a roof supported by columns, posts, or walls and intended for the shelter, housing, or enclosure of any person, entity, animal, process, equipment, goods, or materials of any kind or nature.

Building Footprint. The ground area within the outside edges of the exterior walls of a building at design grade.

Building Height. Same as Structure Height.

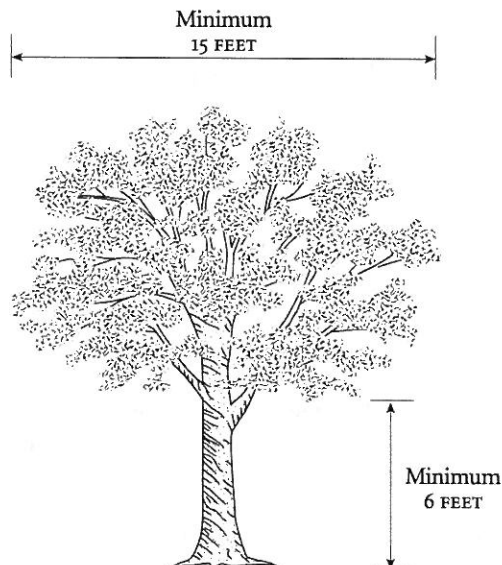
Building Setback. The right angle distance from a specified point to the closest point of any building.

Building Site. That area to be occupied by all structures and their adjacent or immediate grounds prior to any grading. The extremities of this site shall be measured from the toe of any fill on the lower elevations as shown on the proposed grading plans.

6.2.3 DEFINITIONS - C.

Caliper. A measurement taken between the outer dimensions of a tree trunk at six (6) inches for single-trunked specimens and twelve (12) inches for multitrunked specimens above grade level at the base of the tree and according to the following Arizona Nursery Association Grower's Committee Recommended Average Tree Specifications: for a noncircular specimen, use the average of the shortest and longest measurements, and for a multitrunked specimen, use the sum of the measurements of the two (2) largest trunks. (Ord. No. 8845, §2, 3/24/97; Ord. No. 9246, §1, 10/11/99)

Canopy Tree. A woody plant, other than a palm tree, with a mature crown diameter of at least fifteen (15) feet and having a trunk that, at maturity, is kept clear of leaves and branches at least six (6) feet above grade. (*See Illustration 6.2.3.*)



6.2.3 Canopy Tree

Carport. A building that does not have walls on two (2) or more sides and is designed for the parking of one (1) or more motor vehicles.

CDRC. [Acronym deleted.] (Ord. No. 9392, §1, 5/22/00)

Centerline. A survey reference line designated for a street by the City Engineer and generally located parallel to the edges of the improved right-of-way. Centerlines for certain streets are depicted on street right-of-way/improvement plans and street setback line maps listed in and made a part of the Major Streets and Routes (MS&R) Plan.

Child Care. A Day Care use for children fourteen (14) years old or younger who are not related to the operator. Typical uses include child care centers, preschools, nursery schools, and before- and after-school programs. (Ord. No. 9374, §1, 4/10/00)

City. Same as City of Tucson.

City Zoning Maps. A set of maps that is part of the *Land Use Code (LUC)* which depicts all zoning boundaries delineating the zoning classifications applicable to all property within the city limits.

Civic Assembly. See Sec. 6.3.4.3. (Ord. No. 10886, §14, 03/22/11)

Class 1 Bicycle Parking Facility. A facility designed for temporary storage of an entire bicycle and its components and accessories and to provide protection against inclement weather, the extreme heat of the desert climate, and theft. The facility may include bicycle lockers, check-in facilities, monitored parking, restricted access parking, or other means which provide the above level of security. (Ord. No. 9392, §1, 5/22/00)

Class 2 Bicycle Parking Facility. A facility which provides a stationary object to which the operator can lock the bicycle frame and both wheels with a user provided U-shaped lock or a cable and lock.

Collector Street. A street identified as a collector on the Major Streets and Routes Plan (MS&R). (Ord. No. 10886, §14, 03/22/11)

Collocation. The use of a single tower or pole by more than one user for similar or nonsimilar uses. (Ord. No. 8813, §1, 3/3/97)

Common Use. The usage and accessibility by all residents of a project, either by common ownership, covenant, easement, or other similar legal means.

Communication, Wireless. A commercial system designed and operated for the transmission and reception of signals to and from multiple transmitter locations to multiple reception locations. Typical uses include cellular telephone, personal communication service (PCS), enhanced specialized mobile radio (ESMR), and paging services. (Ord. No. 8813, §1, 3/3/97)

Communications. The general transmission and/or reception of signals as specifically regulated by the Federal Communications Commission (FCC) for the transfer of verbal or visual information in an analog or digital mode. (Ord. No. 8813, §1, 3/3/97)

Communications Tower, Wireless. See Sec. 6.2.20, Tower. (Ord. No. 8813, §1, 3/3/97)

Community Design Review Committee (CDRC). [Definition deleted.] (Ord. No. 9392, §1, 5/22/00)

Compatible. To be in agreement with; to fit in architecturally; to not contradict, visually, a street scene, view, or adjacent development.

Compatible Use Zone-One (CUZ-1). A specifically designated area near the ends of Tucson International Airport runways where land use is susceptible to a degree of risk of aircraft accident potential, less than in the CUZ-3 Zone and greater than in the CUZ-2 Zone. Dimensions of the CUZ-1 are shown in Table 2.8.5-I, Sec. 2.8.5.9.

Compatible Use Zone-Two (CUZ-2). A specifically designated area near the ends of Tucson International Airport runways where land use is susceptible to a degree of risk of aircraft accident potential, less than either the CUZ-1 or the CUZ-3 Zones. Dimensions of the CUZ-2 are shown in Table 2.8.5-I, Sec. 2.8.5.9.

Compatible Use Zone-Three (CUZ-3). A specifically designated area near the southeastern ends of Tucson International Airport runways where land use is susceptible to a degree of risk of aircraft accident potential, greater than in either the CUZ-1 or the CUZ-2 Zones. Dimensions of the CUZ-3 are shown in Table 2.8.5-I, Sec. 2.8.5.9.

Conceal. To place out of sight or to prevent recognition or disclosure of the true character of an object. (Ord. No. 8813, §1, 3/3/97)

Condominium. A method of sale of air rights. For the purposes of *Land Use Code (LUC)* application, a condominium shall be the same as a multiple-family structure, except platting is required in accordance with this Chapter.

Conservation Easement. An easement delineating an area that will be kept in its natural state in perpetuity.

Contiguous. Same as Abutting.

Contributing Property. A property within a Historic Preservation Zone (HPZ) district that contributes to the historic significance and visual character of a district, and has sufficient integrity to convey that significance and those visual character defining features in terms of location, design, setting, material, workmanship, character, or association. Contributing Properties are historic sites or nonhistoric compatible properties. (Ord. No. 10548, §3, 6/10/08)

Correctional Use. See Sec. 6.3.4.4.

County. Same as Pima County, Arizona.

Critical Riparian Habitat Areas. Areas as shown on the Critical and Sensitive Wildlife Habitats Map, which contain:

- A. Major segments of desert riparian habitat extending from public preserves;
- B. Major segments of desert riparian habitat not extending directly from a public preserve but containing a high density and diversity of plant and animal species;
- C. Deciduous riparian woodlands;
- D. Mesquite bosques;
- E. Lakes, ponds, or wetlands;
- F. Palo Verde-Saguaro communities; or
- G. Ironwood plant communities;

and are found within the Resource Corridor.

Cross-Slope. The slope of the topographic configuration of land, graphically represented by contour lines, prior to any grading or other disturbance.

Cultural Use. See Sec. 6.3.4.5.

Custodial Facility. See Sec. 6.3.4.4, Correctional Use.

6.2.4 DEFINITIONS - D.

Damaged. Plant materials, previously rated Viable, which have little chance of survival in a healthy and attractive manner after injury sustained during salvage, transplanting, or construction operations. (Ord. No. 8845, §2, 3/24/97)

Dance Hall. An Entertainment use which encompasses eighteen thousand (18,000) square feet or more of total area, including gross floor area and any outside areas providing service to the public, such as outdoor seating and recreation areas, that has a dance floor(s) that is over twenty-five (25) percent of the area.

Day Care. See Sec. 6.3.5.10.

Days. Days of the week, including Saturdays, Sundays, and holidays. To apply days to a review schedule, the day of the event or act from which the designated period of time begins is not included. The last day of the designated period is included, unless it is a Saturday, Sunday, or holiday, in which event the period runs to the end of the next day that is not a Saturday, Sunday, or holiday. When a designated period of time is less than ten (10) days, intermediate Saturdays, Sundays, and holidays are not included. Holidays are those recognized by the City of Tucson.

DD. Same as Development Designator. See Sec. 2.1.8.

Dedicate. The act of giving a gift or donation to another person or entity.

Dedicated. The act of giving a gift or donation to another person or entity and that such gift or donation has been accepted.

Density. Generally, density means the number of residential units per acre. As applied in the Flexible Lot Development (FLD) provisions, density means the number of dwelling units that may be constructed per acre of developable area within a site. For information on calculation of density, with the exception of an FLD, refer to Sec. 3.2.10. For FLD density calculations, refer to Sec. 3.6.1. (Ord. No. 10636, §16, 2/24/09)

Design Grade. The minimum modification of natural or existing grade that allows safe and appropriate access, drainage, and buildable areas.

Design Review Board (DRB). See Sec. 5.1.8, Design Review Board (DRB). (Ord. No. 9967, §6, 7/1/04)

Detached Single-Family Dwelling. See Single-Family Dwelling, Detached, Sec. 6.2.19.

Developable Area. The land area of a site controlled by a single landowner or entity at the time of issuance of building permits or, if subdividing the property, subdivision application, including those areas which are dedicated as natural areas within a Hillside Development Zone (HDZ) area, but exclusive of any floodway property as described in Chapter 26, Division 1, Floodplain and Erosion Hazard Area Regulations, of the Tucson Code. Those areas within a floodway are included in the developable area where the City Engineer has approved construction of a principal building or of an accessory or incidental structure.

Developing Area. An area where less than fifty (50) percent of the linear street frontage of all property, excluding alleys and drainageways, located on the same side of the street and within the same block as the proposed development is occupied by principal structures that conform to the minimum front street perimeter setback required for the applicable zoning classification or street frontage. (Ord. No. 9517, §5, 2/12/01)

Developing Area Setback. A term used to describe the required building setback from a street applicable where a developing area exists. (Ord. No. 9517, §5, 2/12/01)

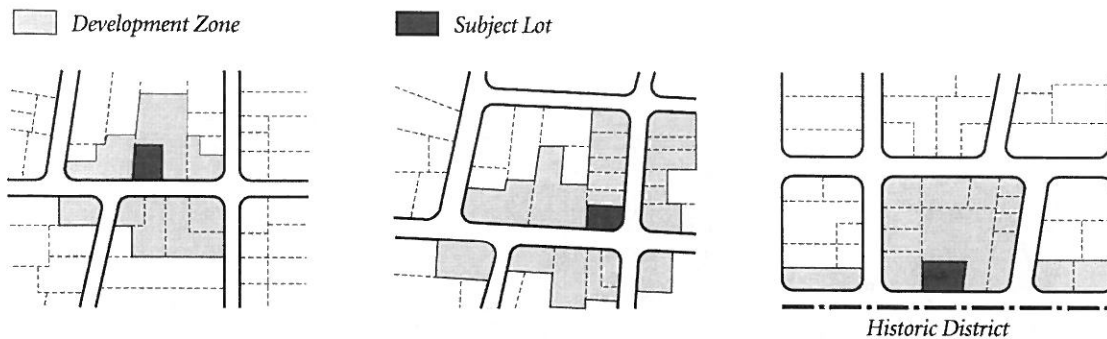
Development. Any human alteration to the state of land, including its vegetation, soil, geology, or hydrology, for any residential, commercial, industrial, utility, or other use, such as, but not limited to, clearing, grubbing, or grading of land, and structural improvements, e.g., buildings, walls, fences, signs, and vehicular use areas.

Development Designator. A letter or number, or a combination of letters and numbers, which designates the development criteria applicable to each land use in every zone. For applicability information, refer to Sec. 2.1.8.

Development Plan. A drawing of a project site that provides detailed information which shows how a proposed project will be developed in compliance with City regulations. Where specifically required by ordinance or condition of rezoning, a development plan shall be prepared in compliance with the requirements of Sec. 5.3.8 of this chapter.

Development Zone. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), Sec. 2.8.11, Neighborhood Preservation Zone (NPZ), and Sec. 2.8.10, Rio Nuevo and Downtown (RND) Zone, a certain designated area adjacent to the lot to be developed. Public and institutional structures within the development zone shall not be considered part of the development zone when evaluating proposed development on an adjacent property, except for public and institutional structures on or eligible for inclusion on the National Register of Historic Places. The development zone is determined as follows. (*See Illustration 6.2.4.A, .B, and .C.*)

- A. Where the subject lot is an interior lot, the development zone includes that lot, all lots on either side of that lot and fronting on the same street in the same block, and all those lots on the opposite side of that street, except such portions of the development zone which fall outside the boundary of the historic district, Neighborhood Preservation Zone (NPZ) district, or the Rio Nuevo and Downtown (RND) Zone.
- B. Where the subject lot is a corner lot, the development zone includes that lot, the corner lot diagonally opposite that lot, all lots fronting on the same two (2) streets in the same block, and all lots on the opposite sides of those streets, except such portions of the development zone which fall outside the boundary of the historic district, Neighborhood Preservation Zone (NPZ) district, or the Rio Nuevo and Downtown (RND) Zone.
- C. Where the subject lot is located adjacent to a historic zone boundary, the development zone includes that lot, all lots located within the same block, and those lots facing the same street as the subject lot within one block in either direction, except such portions of the zone which fall outside the boundary of the historic district, Neighborhood Preservation Zone (NPZ) district, or the Rio Nuevo and Downtown (RND) Zone.



**6.2.4.A
 Development Zone
 for an Interior Lot**

(Ord. No. 9780, §7, 10/14/02; Ord. No. 10548, §3, 6/10/08)

**6.2.4.B
 Development Zone
 for a Corner Lot**

**6.2.4.C
 Development Zone
 for a Boundary Lot**

Director. The chief executive officer of a City department. (Ord. No. 9967, §6, 7/1/04)

Disguise. To furnish with a false appearance or to alter in such a manner as to hide the true character of an object. (Ord. No. 8813, §1, 3/3/97)

Downtown Heritage Incentive Zone. An area the boundaries of which are congruent with the boundaries of the Downtown Redevelopment District.

Downtown Parking District. An area the boundaries of which are congruent with the boundaries of the Downtown Redevelopment District. (Ord. No. 10886, §15, 03/22/11)

Downtown Redevelopment District. That area as delineated by Map 6.2.4-1. (*See Map 6.2.4-1.*)

CITY OF TUCSON *LAND USE CODE*
 ARTICLE VI. DEFINITIONS
 DIVISION 2. LISTING OF WORDS AND TERMS



For exact boundaries, please see the official zoning maps.

Map 6.2.4-1 Downtown Redevelopment District

DRB. Same as Design Review Board. See Sec. 5.1.8. (Ord. No. 9967, §6, 7/1/04)

Drip-line. The line which could be drawn on the soil around a tree or shrub directly under its outermost branch tips. (Ord. No. 8845, §2, 3/24/97)

Drive-In. A land use designed and operated so as to allow persons to receive a service or purchase and consume goods while remaining in a vehicle.

Drive-Through or Drive-Thru. A land use designed and operated so as to allow persons to receive a service or purchase goods, but not consume the purchased goods on the site, while remaining in a vehicle.

Driveway. A private access connecting two or fewer residential units to a roadway. (Ord. No. 10886, §15, 03/22/11)

Drought-Tolerant Vegetation. Low-water-use plants which, after they are established, can survive within the Sonoran Desert climate with little or no supplemental watering.

DSD. Same as Development Services Department. (Ord. No. 9392, §1, 5/22/00)

Duplex. A building containing only two (2) dwelling units.

Dwelling. Same as Dwelling Unit.

Dwelling, Attached. See Single-Family Dwelling, Attached, Sec. 6.2.19.

Dwelling, Detached. See Single-Family Dwelling, Detached, Sec. 6.2.19.

Dwelling Unit. A building or portion of a building designed and used for human habitation, which includes one (1) or more rooms, with sleeping and sanitary facilities and a kitchen, that is designed, occupied, or intended for occupancy as living quarters exclusively for a single household.

Dwelling Unit, Duplex. Same as Duplex.

Dwelling Unit, Single-Family. Same as Single-Family Dwelling.

6.2.5 **DEFINITIONS - E.**

Educational Use. See Sec. 6.3.4.6.

Elementary School. See Sec. 6.3.4.6, Educational Use.

Enclosed. See Enclosure.

Enclosed Area of Dwelling Unit. That area encompassed by the dwelling unit and all attached roofed structures, including carports and patio ramadas.

Enclosure. A structure that confines an area. The term "enclosed building" means a building enclosed with solid walls from floor to ceiling. Any wall penetrations, such as doors and windows, must include door or window fixtures that can solidly enclose the entire opening. (Ord. No. 9138, §1, 10/5/98)

Entertainment. See Sec. 6.3.5.11.

Environmental Resource Report (refer to Development Standard 9-06.0). Exhibits, maps, and written narrative which document: (Ord. No. 9967, §6, 7/1/04)

- A. The portion of the property within the resource corridor;
- B. The critical riparian habitat within the corridor;
- C. The location of wildlife habitat classes which may be found within the corridor as defined by the Critical and Sensitive Wildlife Habitats Map and Report;

D. Any endangered species typically found within the corridor; and

E. The location of the resource corridor.

ERZ. Same as Environmental Resource Zone. See Sec. 2.8.6.

Established Area. An area where fifty (50) percent or more of the linear street frontage of all property, excluding alleys and drainageways, located on the same side of the street and within the same block as the proposed development is occupied by principal structures that conform to the minimum front street perimeter setback required by Sec. 3.2.6.5.A for the applicable zoning classification or street frontage. (Ord. No. 9517, §5, 2/12/01)

Established Area Setback. A term used to describe the required building setback from a street applicable as follows.

A. When street frontage of the property is on a street other than one designated a major street or route by the adopted Major Streets and Routes (MS&R) Plan; and

B. Where an established area exists. (Ord. No. 9517, §5, 2/12/01)

Examiner. Same as Zoning Examiner. See Sec. 5.1.6.

Expansion of Land Use. An increase in land use, lot area, floor area, or vehicular use area.

Exposed Fill. All of the face of a fill slope resulting from development, from the toe to the top of the fill, whether the surface treatment is retaining wall, riprap, natural vegetation, or other treatment.

Extended Health Care. See Medical Service - Extended Health Care, Sec. 6.3.5.15.

6.2.6 **DEFINITIONS - F.**

FA. Same as Floor Area.

FAA. Same as Federal Aviation Administration.

Family. Any number of individuals customarily living together as a single household and using common cooking facilities.

FAR. Same as Floor Area Ratio.

Federal. Government of the United States of America.

Final Plat. A survey document suitable for recordation of all or part of a subdivision substantially conforming to an approved tentative plat, prepared in accordance with the subdivision provisions of this Chapter, any other applicable local regulation, and state statute.

Floor Area. Same as Gross Floor Area.

Floor Area Ratio (FAR). A ratio expressing the amount of square feet of floor area permitted for every square foot of land area within the site. The FAR is usually expressed as a single number, i.e., FAR of six (6) means six (6) square feet of floor area for every square foot of site area. For calculation, see Sec. 3.2.11.

Fourth Avenue Business District. The area delineated on Map 6.2.6-1. (See Map 6.2.6-1.)



For exact boundaries, please see the official zoning maps.

Map 6.2.6-1 Fourth Avenue Business District

Fraternity or Sorority. A building housing five (5) or more student residents belonging to an organization created for scholastic, professional, or extracurricular activities, associated or formally organized for a common purpose, with a name consisting of Greek letters. These organizations are typically recognized by universities as legally chartered fraternities or sororities.

Freeway-Oriented Business. A commercial use with direct access to the interstate frontage roads or a commercial use with a driveway entrance within one hundred (100) feet of the interstate frontage roads. (Ord. No. 9780, §7, 10/14/02)

Frontage. The length of a lot line which abuts a street right-of-way.

Future Curb Location. The ultimate location of the street curb as determined by one (1) of the following.

- A. For nonarterial streets, Development Standard 3-01.0, Street Standards, is used.
- B. For arterial streets, the *Major Streets and Routes (MS&R) Plan* is used.
- C. For both nonarterial and arterial streets, if specific engineering plans are approved and on file in the City Engineer's Office, they are used.

Future Half Right-of-Way Area. The same as major streets and routes (MS&R) right-of-way area.

Future Right-of-Way Line. The same as major streets and routes (MS&R) right-of-way line.

Future Sidewalk Location. The ultimate location of the sidewalk as determined by one (1) of the following.

- A. For nonarterial streets, Development Standard 3-01.0.
- B. For arterial streets, the *Major Streets and Routes (MS&R) Plan*.
- C. For both arterial and nonarterial streets, specific engineering plans, if they are approved by the Mayor and Council and on file in the City Engineer's Office.

6.2.7 DEFINITIONS - G.

Garage. A building enclosed with walls or doors on three (3) or more sides used for the parking of one (1) or more motor vehicles.

Gateway Route. A street or parkway designated on the *Major Streets and Routes (MS&R) Plan* map which is a heavily traveled entrance to and through the city. These routes link major employment areas, shopping centers, and recreational areas used regularly by a large number of residents and visitors and present a visual impression of Tucson's character.

General Aviation Aircraft. Aircraft with a maximum gross weight of twelve thousand five hundred (12,500) pounds, excluding ultralight aircraft.

General Plan. A comprehensive declaration of purposes, policies, and programs to guide the growth and development of the city and its environs, addressing the following elements: land use; circulation; conservation and environmental planning; parks, recreation, open space, and trails; public buildings, services, and facilities; cultural heritage; housing; conservation, rehabilitation, and redevelopment; safety; human resources; government; economic development; community character and design; growth area and population; cost of development; and water resources. (Ord. No. 9517, §5, 2/12/01)

GFA. Same as Gross Floor Area.

Governmental. Any agency or department of the federal, state, county, or city government.

Gross Floor Area. The sum of the horizontal areas of all floors of all buildings, including accessory buildings on a lot, measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings and includes elevator shafts and the stairwells at each story; floor space with structural headroom of six (6) feet and six (6) inches or more used for mechanical equipment; penthouses; attic space; interior balconies; mezzanines; and service bays but does not include any interior space used for parking, loading, or loading space that is incidental to the principal use.

6.2.8 DEFINITIONS - H.

H. The eighth letter of the alphabet. When used in perimeter yard application, it is the abbreviation for the height of the exterior wall of the proposed building.

HDZ. Same as Hillside Development Zone. See Sec. 2.8.1.

Height, Patio Wall or Fence. Same as Structure Height.

Height, Structure. Same as Structure Height.

Historic Landmark. A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson which if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Historic Site or Historic Structure. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), a building, structure, object, or site, including vegetation or signs located on the premises, which:

- A. Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles which are at least fifty (50) years old; however, outstanding examples less than fifty (50) years old should be evaluated on their own merits; and
- B. Is associated with the lives of outstanding historic personages; or
- C. Is associated with significant historic events or occurrences; or
- D. Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age; or
- E. Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or
- F. Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

Home Improvement Center - A facility of more than 30,000 square feet gross floor area engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, plumbing and electrical supplies, housewares and household appliances, garden supplies, and cutlery. (Ord. No. 10886, §16, 03/22/11)

Home Occupation. A land use activity carried out for financial gain by a resident, on the resident's property, conducted as a secondary use to the Family Dwelling or Mobile Home Dwelling use on the property.

House Trailer. Same as Mobile Home.

Household. A family living together in a dwelling unit, with common access to, and use of, all living, eating, kitchen, and storage areas within the dwelling unit.

Household Goods Donation Center. A principal use consisting of a staffed facility at which donated consumer goods are accepted, handled, and temporarily stored before transport to a resale center. When used in conjunction with a retail store, both uses are considered principal uses. (Ord. No. 9915, §10, 11/24/03)

6.2.9 DEFINITIONS - I.

Interior Landscape Border. An area along the interior property line(s) of a site containing landscape materials, screening, and open space that serves as a buffer between land uses of different intensities.

Interior Lot Line. A lot line other than a street lot line.

Instructional School. See Sec. 6.3.4.6, Educational Use.

Intrusion. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), a building, object, site, structure, or portion thereof which detracts from a district's historic significance because of its architectural incompatibility with the district's time, place, and historic development or its incompatibility of scale, materials, or texture or a building, object, site, or structure whose historic architectural integrity has been irretrievably lost.

6.2.10 DEFINITIONS - J.

Jail. See Sec. 6.3.4.4, Correctional Use.

6.2.11 DEFINITIONS - K.

Kennel. A place where small animals, such as, but not limited to, dogs and cats, are kept.

Kitchen. A room within a building containing facilities for the storage, cooking, and preparation of food, specifically a sink, refrigerator, stove, and an oven.

6.2.12 DEFINITIONS - L.

Land Split. The same as "land split" as defined in Sec. 4.1.2 of this Chapter.

Land Use. A description of the existing or proposed occupancy or utilization of land which include the principal use and accessory uses.

Land Use Code (LUC). Chapter 23 of the Tucson Code as adopted by the Mayor and Council establishing zoning regulations governing the use, placement, spacing, and size of land and structures within the corporate limits of the city. Such regulations are applied on individual properties through the use of zoning districts. The boundaries of these districts are depicted on the adopted City Zoning Maps. For the purposes of convenience and ease of use, the LUC is also published as a separate book from the Tucson Code.

Landscape Materials. Any materials used for the purpose of landscape improvement which may include, but are not limited to, the following: trees, shrubs, vegetative ground covers, turf, vines, walkways, berms, stone or inert ground cover materials, sculptures, fountains, irrigation equipment, street furniture, outdoor lighting, fences, or walls.

Landscape Plan. A graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

Landscaping. An exterior improvement of a site in accordance with an approved landscape plan and approved landscape methods, materials, and maintenance.

Large Bar. Same as Bar, Large.

Large Retail Establishment. Same as Retail Establishment, Large. (Ord. No. 9293, §1, 9/27/99)

LC. Same as Lot Coverage.

Ldn (Day-Night Average Sound Level). Ldn values are expressed in decibels and represent the average noise level over a twenty-four (24) hour period for an average day of the year. For Tucson International Airport, the Ldn values are calculated based on an FAA integrated noise model, which averages noise over a three hundred and sixty-five (365) day year. For Davis-Monthan Air Force Base, Ldn values are calculated based on the Department of Defense Noise Map model which averages noise over the total flying days of the year.

Long-term Bicycle Parking Facility. Long-term bicycle parking is a temporary bicycle storage facility that provides a secure place for employees, students, residents, commuters, and others to park their bicycles for several hours or more. (Ord. No. 10886, §17, 03/22/11)

Lot. A tract of land bounded on all sides by property lines, of sufficient size to meet minimum zoning requirements, with legal access to a public street.

Lot Coverage. The area of a site occupied by buildings, storage areas, and vehicular use areas. For specific application requirements, refer to Sec. 3.2.9.

Lot Line, Interior. Same as Interior Lot Line.

Lot Line, Street. Same as Street Lot Line.

Lot Lines. The property lines bounding a lot.

Low Enrollment. A school having registered enrollment at sixty-five (65) percent or less than the school's capacity, not including any portable classroom buildings. For the purposes of this definition, magnet schools are considered to be low enrollment schools.

Low-Income Area. An area determined to have fifty-one (51) percent or more of its residents in the low to moderate income levels as established by the Department of Housing and Urban Development (HUD) based on the most recent United States decennial census. A map identifying the low income areas is available in the Planning Department and in the Development Services Department (DSD). The map is updated administratively by the Planning Department to reflect poverty and low income data from the most recent United States decennial census. (Ord. No. 9392, §1, 5/22/00)

LP. Same as Liquid Petroleum.

LUC. Same as *Land Use Code*.

6.2.13 DEFINITIONS - M.

Major Employment Center. A grouping of commercial, institutional, office, and/or industrial uses of such scale and in such proximity to each other that enables and encourages employees to use alternate modes of travel both to and from work and during daily activities (e.g., shopping, lunch, banking). Examples: Tucson Medical Center (TMC), Park Mall, El Con Mall, Pima Community College, St. Joseph's Hospital, Tucson Mall, and the Downtown Business District.

Major Medical Service. See Medical Service - Major, Sec. 6.3.5.16.

Major Streets and Routes. Major streets and routes refers to those freeways, arterials, and collector streets identified in the *Major Streets and Routes Plan*.

Major Streets and Routes (MS&R) Plan. The plan adopted by the Mayor and Council to implement the circulation element of the *General Plan*, which identifies the general location and size of existing and proposed freeways, arterial and collector streets, future right-of-way lines, typical intersections, and Gateway and Scenic Routes. (Ord. No. 9517, §5, 2/12/01)

Major Streets and Routes (MS&R) Right-of-Way Area. That area between the MS&R right-of-way lines of a major street or route designated as such by the *MS&R Plan*. The right-of-way width existing for the major street or route may or may not be equal to the MS&R right-of-way area and in certain situations includes privately-owned property.

Major Streets and Routes (MS&R) Right-of-Way Lines. A line establishing the projected width for that major street or route located parallel or approximately parallel to the center line of the street a distance equal to one-half the right-of-way width shown for that street or route in the *MS&R Plan*.

Manufactured Housing. A multisectional mobile home dwelling manufactured after June 15, 1976, to standards established by the U. S. Department of Housing and Urban Development which has external dimensions of at least twenty-four (24) feet by forty (40) feet and is installed on a permanent foundation. A manufactured housing unit is considered equivalent to a single-family dwelling. A wall shall be installed continuously, except for ventilation and access, along the entire perimeter of the unit between the unit and the ground to give it the appearance of a site-built house. The wall shall be of masonry construction or similar material. The tongue, axles, transporting lights, and towing apparatus shall be removed before occupancy. (Ord. No. 9138, §1, 10/5/98)

M/C. Same as Mayor and Council.

Meal. For the purposes of applying Sec. 3.5.4.7, a "meal" shall mean the usual assortment of foods commonly ordered at a restaurant at various hours of the day. (Ord. No. 8666, §1, 3/25/96)

Medical Service - Extended Health Care. See Sec. 6.3.5.15.

Medical Service - Major. See Sec. 6.3.5.16.

Medical Service - Outpatient. See Sec. 6.3.5.17.

Microbrewery. A Perishable Goods Manufacturing use that produces beer, in the amount between ten thousand (10,000) and three hundred ten thousand (310,000) gallons annually. (Ord. No. 9634, §3, 12/10/01)

Minor Subdivision. The same as "minor subdivision" as defined in Sec. 4.1.2 of this Chapter.

Mitigation. Methods used to alleviate or compensate for the negative impact of development on healthy Protected Native Plants. (Ord. No. 8845, §2, 3/24/97)

Mixed Use. A development on a site with two (2) or more separate principal land uses, designed, developed, and owned or managed as a single coordinated entity utilizing legally established common elements or shared facilities. Such common elements must comply with the following criteria.

- A. Shared motor vehicle and pedestrian access is provided to the site from a street. The number of curb cuts is limited to two (2) or less, unless a greater number is approved by the City Traffic Engineer or designee. (Ord. No. 9392, §1, 5/22/00)
- B. Shared pedestrian and motor vehicle circulation is provided.

- C. The motor vehicle parking areas are common to all land uses on the site.
- D. All common or shared facilities are legally documented for use by all land uses on site for the life of the project as a mixed use.

Mobile Home. A nonmotorized dwelling, transportable in one or more sections, constructed on a permanent chassis with wheels, suitable for year-round residential occupancy and requiring the same method of water supply, waste disposal, and electrical service as a site-built dwelling. Mobile home does not mean a recreational vehicle.

Mobile Home Park. A cluster development comprised of mobile homes and/or manufactured housing units designed to function as a residential community. The entire development may be owned by a single entity and rented to individual users or have multiple ownership with each mobile home space sold to individual property owners. The park may or may not have commonly-owned facilities.

Mobile Home Space. An area of a mobile home park rented or sold for the placement of a mobile home and for the exclusive use of the occupants of the mobile home.

More Restrictive Zoning. See Sec. 1.2.6.

Motor Vehicle Parking Space. An area permanently reserved and maintained for the parking of one (1) motor vehicle.

MS&R. Same as Major Streets and Routes.

MSL. Same as Median Sea Level.

Multifamily. Same as Multiple Family.

Multiple-Family Structure. A building located on one (1) lot, containing two (2) or more dwelling units. Also known as multifamily structure and apartment building.

Multiple Use. Same as Mixed Use. (Ord. No. 10886, §18 , 03/22/11)

6.2.14 DEFINITIONS - N.

Native Plant Preservation Plan. A graphic representation of a project site which shall include, but is not limited to, an aerial photograph, at a minimum scale of one (1) inch equals one hundred (100) feet, indicating the project site boundaries and individual native plants or native plant preservation areas to be assessed and utilized to satisfy preservation requirements. Based on the Native Plant Preservation methodology selected by the applicant, additional Plan elements will be required. (Ord. No. 8845, §2, 3/24/97)

Native Vegetation. Plants indigenous to the site and to areas contiguous to the site.

Natural Grade. The topographic configuration of land, graphically represented by contour lines, prior to any grading or other human disturbance.

New Use. A land use which is being located on vacant land; a land use which replaces an existing use with a use from a different Land Use Class; or a land use that replaces an existing use which is from the same Land Use Class but which requires more parking spaces than required for the prior use.

Noise Control District-A (NCD-A). A specifically designated noise exposure area at the Davis Monthan Air Force Base where the existing and predicted average noise levels are 65 to 70 Ldn. (Ord. No. 10073, §2, 10/25/04)

Noise Control District-B (NCD-B). A specifically designated noise exposure area at the Davis Monthan Air Force Base where the existing and predicted average noise levels are 70 Ldn or higher. (Ord. No. 10073, §2, 10/25/04)

Noise Control District-65 (NCD-65). As applied in Sec. 2.8.5, Airport Environs Zone (AEZ), a specifically designated noise exposure area at Tucson International Airport where the existing and predicted average noise levels are 65 to 70 Ldn. (Ord. No. 10073, §2, 10/25/04)

Noise Control District-70 (NCD-70). As applied in Sec. 2.8.5, Airport Environs Zone (AEZ), a specifically designated noise exposure area at Tucson International Airport where the existing and predicted average noise levels are 70 Ldn or higher. (Ord. No. 10073, §2, 10/25/04)

Nominal Cost. A cost that is very small, or negligible, bearing no relation to the real value at the time of transaction. Such cost should not exceed five hundred dollars (\$500.00) or the minimal cost of transferring ownership, whichever is less.

Non-Chartered Financial Institution. A use, other than state or federally chartered bank, credit union, mortgage lender or savings and loan association, that offers deferred presentment services as defined in A.R.S. § 6-1251 (3) or check cashing services and loans for payment of a percentage fee. Specifically included are check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, payday loan businesses that make loans upon assignment of wages received and auto title lenders who offer a short-term loan with a car title as a means to secure the loan. (Ord. No 10252, §3, 2/28/06)

Nonconforming Structure. A structure or portion thereof, lawfully erected or altered, which no longer complies with the specific Development Regulations of the *Land Use Code (LUC)* applicable to the zoning category in which the building or structure is located.

Nonconforming Use. An existing land use activity lawfully established and maintained which no longer complies with land use regulations of the *Land Use Code (LUC)* applicable to the zoning category in which the land use activity is located.

Noncontributing Property. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), a building, object, site, or structure which does not add to a district's sense of time, place, or historic development. A Noncontributing Property may be a nonhistoric incompatible property, a historic architecturally compromised property, or an Intrusion.

Nuisance. A condition or use on the property which endangers life or health, gives offense to the senses, and/or obstructs the reasonable and comfortable use of other property.

6.2.15 DEFINITIONS - O.

Oasis Allowance. A certain percentage of the land area on a site in which plants not listed on the Drought Tolerant Plant List may be used and which is located where the oasis will return maximum benefit in terms of cooling, aesthetic pleasure, and exposure to people.

Off-Street. To be within property boundaries and not within a right-of-way, such as a street or alley. (Ord. No. 8582, §1, 9/25/95)

Outpatient Medical Service. See Medical Service - Outpatient, Sec. 6.3.5.17.

6.2.16 DEFINITIONS - P.

PAAL. Same as Parking Area Access Lane.

Parcel. The same as "lot." The term "parcel" is generally listed to describe a piece of property recorded as a division of land by a metes and bounds description and not as part of a subdivision plat. In a project where a division of land is proposed, each proposed division will be considered a lot for the purpose of applying the requirements of the zoning ordinance.

Parking Area. Same as Vehicular Use Area.

Parking Area Access Lane(s) (PAAL). The area within a parking lot serving as a travel lane or lanes, other than those in a street, that provides direct ingress to and egress from individual parking spaces. Typical examples include shopping center parking lots, apartment developments using common parking, and other places in which the primary or sole purpose is to provide access to a parking area, as opposed to providing access directly to property. (Ord. No. 10886, §19, 03/22/11)

Parking Lot. Same as Vehicular Use Area.

Parking Structure. A structure used for the parking of vehicles where parking is accommodated on one (1) or more levels.

Party. As applicable to a public review process, means the following:

- A. Applicant.
- B. All owners of record of property within the property owners notification area specified by the applicable development process and any tenants residing on such property.
- C. The City.
- D. Any person, organization, group, or governmental entity which demonstrates to the hearing body a substantial interest in the matter before it or receives a particular and direct impact which is distinguishable from the effects or impacts upon the general public.

Peak. A point of maximum elevation.

Peak Use Times. The period(s) during which activity at any given use is highest. Peak use times are determined on a daily, weekly, or seasonal basis depending on the type of use. (Ord. No. 10886, §19, 03/22/11)

Perimeter Yard. A setback area to separate buildings from adjacent property or streets.

Permeable Surface. A paving material that permits water penetration to a soil depth of at least eighteen (18) inches. A permeable surface may consist of nonporous materials poured or laid in sections not exceeding one (1) square foot in area and collectively comprising less than two-thirds (2/3) of the total surface area.

Person. Any individual as well as any firm, corporation, partnership, company, or any other form of multiple organization for the carrying on of business.

Phased Development. For purposes of consideration and approval of Protected Development Right Plans, a Phased Development is a master planned development which (a) consists of at least forty (40) acres depicted on a single master subdivision plat for a residential development or (b) consists of at least twenty (20) acres

CITY OF TUCSON *LAND USE CODE*
 ARTICLE VI. DEFINITIONS
 DIVISION 2. LISTING OF WORDS AND TERMS

depicted on a single master subdivision plat or development plan for a nonresidential development or (c) is the subject of a newly adopted Planned Area Development (PAD) zone or (d) the Mayor and Council have identified as a phased development for purposes of protected development rights. (Ord. No. 9750, §3, 8/5/02)

Physical and Behavioral Health Service. See Sec. 6.3.8.5, Residential Care Services.

Physically Disabled. A person, as defined in Arizona Revised Statutes (ARS), Sec. 28-881, or as it may be amended, having a physical impairment that substantially limits that person's ability to move from place to place.

PL. Same as Property Line.

Plant Community. A biological grouping of vegetation frequently found under natural conditions due to their common soils, moisture, climate, and orientation requirements. (Ord. No. 8845, §2, 3/24/97)

Plant Inventory. A numerical listing and assessment of the plants on a site that includes plant genus and species, size, health, age, form or structure, and locational situation, such as soils and topography. (Ord. No. 8845, §2, 3/24/97)

Plat. A graphic representation of a subdivision, drawn, processed, and recorded in accordance with the subdivision provisions of this Chapter. The term "plat" includes tentative plat, final plat, and recorded plat.

Postsecondary Institution. See Sec. 6.3.4.6, Educational Use.

Preschool. Same as Child Care, Sec. 6.2.3. (Ord. No. 9374, §1, 4/10/00)

Preservation-in-Place. No disturbance of one (1) or more plants; site planning and design that retains existing plant genus and species in their current location, grade, and configuration and allows for their future health and growth. (Ord. No. 8845, §2, 3/24/97)

Prevailing Setback. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), the most frequently occurring distances between structures and street and interior property lines in a development zone.

Principal Use. The primary use to which the premises is devoted and the primary purpose for which the premises exist. (Ord. No. 10886, §19, 03/22/11)

Prison. See Sec. 6.3.4.4, Correctional Use.

Private Road. A street not dedicated to the public.

Project. A development, consisting of one (1) or more contiguous lots, planned and constructed to function as a single entity, utilizing common or shared facilities, structures, parking, and vehicular and pedestrian access.

Project Site. In general application, the area of the project. As applicable in Sec. 2.8.5, Airport Environs Zone (AEZ), the land area designated for development and managed as a single entity, exclusive of any abutting public right-of-way. A site may be any number of contiguous lots, separated by no more than six hundred (600) feet, or it may be one (1) lot. The project site utilizes common facilities such as parking, structures, and vehicular and pedestrian access. Noncontiguous lots will, at a minimum, be connected by pedestrian facilities.

Property Line. The lot line which defines the exterior limits of a lot.

Proportion. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), the relationship between the width and height of a building's front facade, windows, and doors.

Protected Development Right Plan. A plan or subdivision plat which, at a minimum, describes with a reasonable degree of certainty (a) the proposed uses of the site, (b) the boundaries of the site, (c) significant topographical and other natural features affecting development of the site, (d) the number of dwelling units, and (e) the location of all existing and proposed utilities and a provision for other infrastructure on the site,

including water, sewers, roads, and pedestrian walkways. A plan or subdivision plat for other than a Phased Development may be considered a Protected Development Right Plan only if, in addition to the foregoing requirements, it describes with a reasonable degree of certainty the square footage, height, and general location of the proposed buildings, structures, and other improvements and provides the final site development approval needed for issuance of a building permit. (Ord. No. 9635, §2, 12/10/01; Ord. No. 9750, §3, 8/5/02)

Protected Native Plants. Plant genus and species of a minimum size with special status per the Protected Native Plant List, Sec. 3.8.5. (Ord. No. 8845, §2, 3/24/97)

Protected Peak. A peak identified by the Mayor and Council to be visually significant and important to the image and economy of the city. These peaks are shown on the Hillside Development Zone (HDZ) Maps.

Protected Peak Setback Area. The three hundred (300) foot distance, measured horizontally in all directions from a protected peak.

Protected Ridge. A ridge identified by the Mayor and Council to be visually significant and important to the image and economy of the city. These ridges are shown on the Hillside Development Zone (HDZ) Maps.

Protected Ridge Setback Area. The three hundred (300) foot distance, measured horizontally in all directions from the line of a protected ridge.

Provider. As applied in the wireless communication regulations, see Sec. 6.2.23, Wireless Communication Provider. (Ord. No. 8813, §1, 3/3/97)

Public Accommodation. All public places of entertainment, amusement, or recreation; all public places at which food or beverages are sold for consumption on the premises; all public places which are conducted for the lodging of transients or for the benefit, use, or accommodation of those seeking health or recreation; and all establishments which cater or offer their services, facilities, or goods to, or solicit patronage from, the members of the general public. Any residential house or residence in which less than five (5) rooms are rented is not a place of public accommodation.

Public Area. The area within a publicly-owned property, such as, but not limited to, street or alley right-of-way, or the area within a public accommodations land use set aside for use by the general public, such as, but not limited to, the dining, waiting, or rest room areas in a restaurant.

Public Assembly. Any structure or use of public accommodation, which is intended, designed, or used in whole or in part for the occupancy of fifty (50) or more persons, at any one (1) time, of the general public, for such purposes as, but not limited to, deliberation, worship, entertainment, education, amusement, drinking, or dining. For the purposes of this definition, the term general public does not include those persons who are employed full or part time at the project site; those persons who, on a temporary basis, provide or deliver goods or services to the project site; or any other persons engaged in similar activities at the project site.

Public Entrance. An entryway into a building intended for direct public access from a vehicle use area. (Ord. No. 10886, § 19, 03/22/11)

Public Preserve. As applicable in Sec. 2.8.6, Environmental Resource Zone (ERZ), Saguaro National Park (Rincon Mountain District and Tucson Mountain District); Tucson Mountain Park; and Coronado National Forest.

PY. Same as Perimeter Yard.

6.2.17 DEFINITIONS - Q.

6.2.18 DEFINITIONS - R.

Radioactive Material. Any material (solid, liquid, or gas) which emits radiation spontaneously. For the purpose of this definition, radiation means ionizing radiation, i.e., gamma rays and X-rays, alpha and beta particles, high-speed electrons, neutrons, protons, and other nuclear particles.

Recorded Plat. A fully executed final plat bearing all required signatures and certificates of approval which is recorded in the Pima County Recorder's Office.

Recreational Vehicle (R.V.). A unit designed to provide travelers' accommodations built into, as an integral part of, or attached to a self-propelled motor vehicle chassis or drawn by a motor vehicle. The unit contains permanently installed independent support systems which provide at least four (4) of the following facilities: cooking, refrigerator or ice box, self-contained toilet, heating, air conditioning, a portable water supply system including a faucet and sink, a separate 110-125 volt electrical power supply, or an LP gas supply.

Recreational Vehicle (R.V.) Park. A parcel of land under single ownership, where one (1) or more spaces are rented, leased, or held out for rent or lease to persons for occupancy of recreational vehicles whether or not a fee is charged for the use of the space.

Recreational Vehicle (R.V.) Space. An area within an R.V. park for the placement of an R.V. unit, in addition to any exclusive use area adjacent to the unit set aside for the occupants of the R.V., such as a patio or vehicular space.

Regional Mall. A shopping center containing more than five-hundred thousand (500,000) square feet of gross floor area, providing a mix of uses, such as restaurants, cinemas, offices, amusement facilities, educational facilities, auto-related services, and retail. The facility is designed with buildings in a linear pattern on two (2) sides of an open air or fully enclosed pedestrian walk. Stores along the pedestrian walk have their main public entrances opening onto the walk.

Rehabilitation Service. See Sec. 6.3.8.5, Residential Care Services.

Rental Unit. One (1) or more rooms in a Travelers' Accommodation, Lodging, facility designed for occupancy by one (1) or more persons for compensation.

Replat. Same as Resubdivision.

Residential Care Services. See Sec. 6.3.8.5.

Resource Corridor. As applicable in Sec. 2.8.6, Environmental Resource Zone (ERZ), An area running approximately parallel to the sides and banks of designated washes defined and characterized by the location of critical riparian habitat associated with the wash, plus an area of one hundred fifty (150) feet from the edge of the critical riparian habitat on each side of the wash.

Restaurant. A Food Service use. A restaurant by any other name, such as, but not limited to, coffee shop, cafeteria, fast food restaurant, or diner, shall be regulated as a restaurant. To differentiate between a restaurant which serves alcoholic beverages and a bar which serves food, a restaurant meets the following criteria.

- A. Provides meals suitable to hours of operation (i.e., breakfast in the morning, lunch in the afternoon, etc.).
- B. The full kitchen remains open and meals are available to patrons during all hours of operation or until ten o'clock (10:00 PM) (Ord. No. 10387, §3, 4/10/07)
- C. Management cannot ask for age verification (carding) for admittance to the establishment.

- D. Management cannot restrict patronage by age or sex (i.e., Ladies Night, Over 21, etc.) except for limited special services or events within certain limited areas of the establishment.
- E. A cover charge cannot be required for general admittance, except for special services or events offered within certain areas of the establishment.
- F. Management must maintain a minimum amount of table seating at all times and not have tables removed to create a dance floor or set aside major sections of the establishment for special events.
- G. The gross revenue sale of food complies with A.R.S. § 4-205.02(G)(2) (Ord. No. 8666, §1, 3/25/96; Ord. No. 10387 §3, 4/10/07)

Resubdivision. The redefining of lots, streets, or both within a recorded subdivision plat through the recordation of a new subdivision plat.

Retail Establishment, Large. A retail establishment (General Merchandise Sales), a retail grocery establishment (Food and Beverage Sales), or an establishment with a combination of both uses, comprised of more than one hundred thousand (100,000) square feet of floor area, which includes gross floor area, outdoor storage areas, and any outside area which provides associated services to the public, such as, but not limited to, outdoor merchandise display, snack bars, etc. The floor area does not include motor vehicle parking or loading areas.

For the purposes of determining the applicability of the one hundred thousand (100,000) square foot floor area maximum, the aggregate square footage of all adjacent stores, which share checkstands, management, a controlling ownership interest, and storage areas, shall be considered one establishment, e.g., a plant nursery associated with a general merchandise store, such as a home improvement store.

(Ord. No. 9293, §1, 9/27/99)

Revegetation. Establishment of plants at a density similar to what exists under similar topographic and soil conditions.

Rezoning. To change the zoning classification of land.

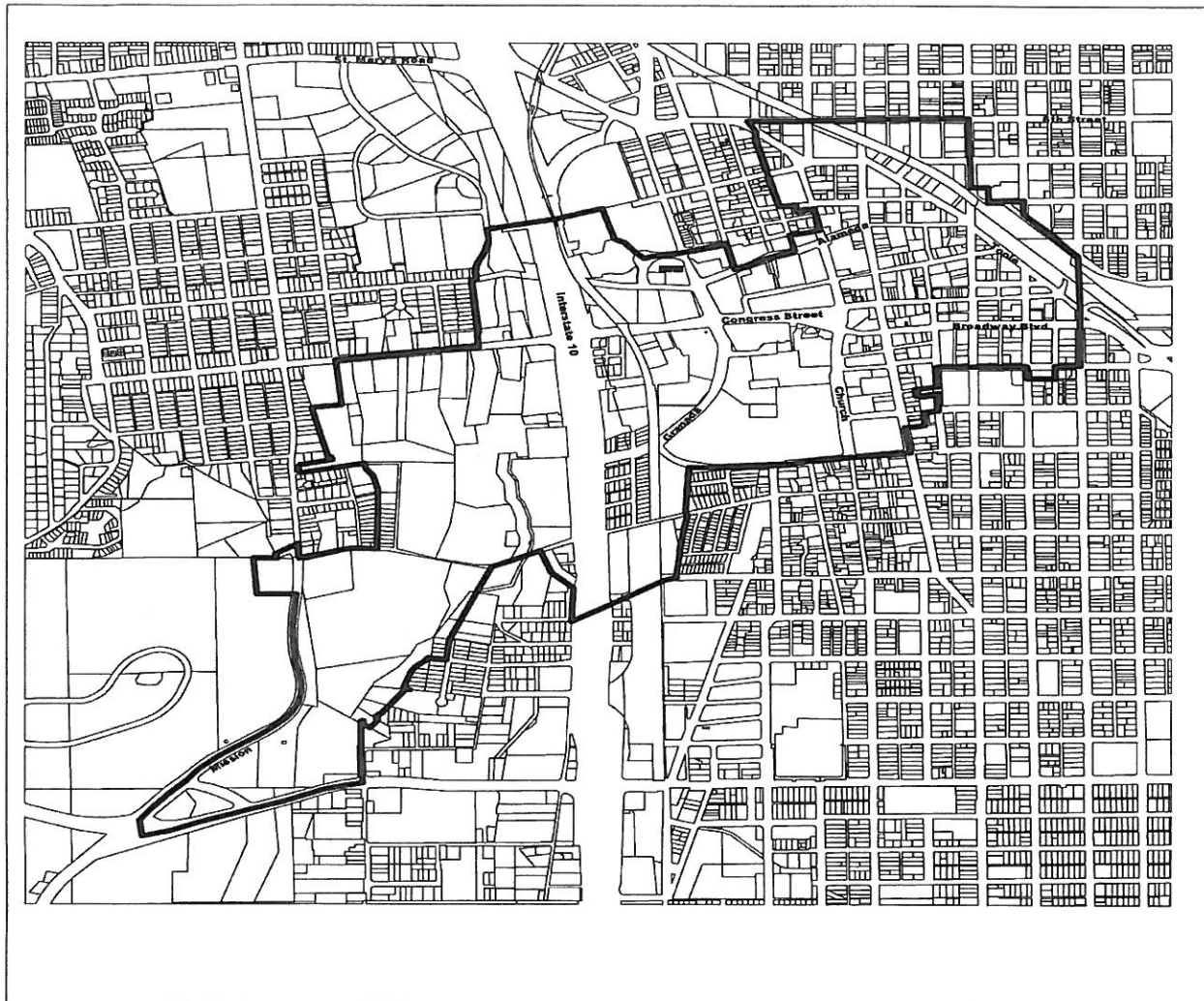
Rhythm. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), the ordered recurrent alternation of solids to voids in the facade and streetscape.

Ridge (when used in relation to natural terrain). A relatively narrow elevation which is prominent on account of the steep angle at which it rises; an elongated crest or series of crests, with or without peaks, significantly higher than the adjoining ground.

Ridge Line. A ground line located at the highest elevation of the ridge running parallel to the long axis of the ridge.

Right-of-Way. An area reserved for a public or private use, such as, but not limited to, street or alley rights-of-way and utility easements.

Rio Nuevo and Downtown (RND) Zone. The area delineated by Map 6.2.18-I. (*See Map 6.2.18-I.*)



Rio Nuevo and Downtown Zone

For exact boundaries, please see official zoning maps.

Map 6.2.18-1 Rio Nuevo and Downtown (RND) Zone

(Ord. No. 9780, §7, 10/14/02)

Riparian. Land adjacent to washes and drainageways which is occupied by biotic communities differing in species composition and/or density from surrounding upland due to an increase in moisture and different soil conditions.

Roadway. The paved portion of a street, excluding curbs. On an unpaved street, the roadway is the area set aside for motor vehicle traffic.

ROW. Same as Right-of-Way.

RV. Same as Recreational Vehicle.

R/W. Same as Right-of-Way.

6.2.19 DEFINITIONS - S.

Salvageable/Transplantable Plant. A plant rated as Viable which also has a good likelihood of surviving and adapting to a new location if dug up and replanted. (Ord. No. 8845, §2, 3/24/97)

Scenic Route. Any route so designated in the *Major Streets and Routes (MS&R) Plan*.

Screen. An opaque barrier designed and constructed to conceal areas used for storage, refuse, mechanical equipment, parking, or delivery service loading bays from street and public view or to buffer adjacent land uses.

SCZ. Same as Scenic Corridor Zone. See Sec. 2.8.2.

Search Area. As applied to wireless communication regulations, the limited area within a service area where an antenna can be placed that will provide satisfactory communications service within that service area. (Ord. No. 8813, §1, 3/3/97)

Secondary School. See Sec. 6.3.4.6, Educational Use.

Seriously Mentally Ill Person. One as defined in Arizona Revised Statutes (ARS), Sec. 36-550. The determination is to be made by an individual qualified in the State of Arizona to make such evaluation.

Service Area. As applied to wireless communication regulations, the geographical area where satisfactory communications service can be provided by the placement of a specific antenna. (Ord. No. 8813, §1, 3/3/97)

Service Bay. A specific location on a site reserved for servicing a motor vehicle. Such location can be within an enclosed building or can be a designated area located outside a building.

Setback. The distance from a set point.

Shelter Care. See Sec. 6.3.8.5, Residential Care Services.

Shopping Center. A multiple use development composed of an integrated group of establishments (stores), planned, constructed, and managed as a unit, utilizing common or shared facilities, such as buildings, parking, and vehicular and pedestrian access, where no more than (50) percent of the floor area is dedicated to uses with a parking formula of one (1) space per one hundred (100) square feet of gross floor area or a more intense formula. The individual establishments may be owned by a single entity or by separate entities. (Ord. No. 9293, §1, 9/27/99) (Ord. No. 10886, §20, 03/22/11)

Shopping Center, Neighborhood. A shopping center which occupies up to ten (10) acres and has up to one hundred thousand (100,000) square feet of gross leasable area.

Shopping Center, Regional. Same as Regional Mall.

Short-Term Bicycle Parking Facility. A facility which provides a stationary object to which the operator can lock the bicycle frame and both wheels with a user provided U-shaped lock or a cable and lock. (Ord. No. 10886, §20, 03/22/11)

Single-Family Dwelling. A building containing one (1) dwelling unit.

Single-Family Dwelling, Attached. A dwelling unit attached on a horizontal plane to one (1) or more dwelling units by structural elements common to the attached units. Each dwelling unit is located on its own individual lot or separated by a line denoting a separate ownership of each unit. The structural elements include common wall construction, roof, or other similar improvement. Elements such as trellises, beams, and patio walls are not included.

Single-Family Dwelling, Detached. A dwelling unit which is not attached to any other dwelling unit by any structural elements, surrounded by open space and located on its own separate lot.

Site. The land area consisting of a lot or contiguous lots, not including dedicated public property, designated for development as a single entity and exclusive of any abutting public right-of-way.

Site Coverage. Same as Lot Coverage.

Site Plan. For the purposes of the *Land Use Code (LUC)*, same as Development Plan.

Site Utilization. As used in Sec. 2.8.8, Historic Preservation Zone (HPZ), the spacing between the sides of buildings.

Slope Plan. A plan which demonstrates the feasibility of complying with the site grading requirements and site cut and fill requirements of Sec. 2.8.1, Hillside Development Zone (HDZ), and further depicts the location, extent, and treatment of all cut and fill slopes.

Solar Access. Access to sunlight to protect active or passive solar energy systems from shadows blocking exposure to the sun during hours of high insolation, from 9:20 a.m. to 3:20 p.m. local time.

Solar Energy System. Includes: (1) A design using natural and architectural features to cool or heat a structure or (2) a mechanical assembly which may include a solar collector, storage facility, and any other components needed to cool or heat a structure.

Sorority. See Fraternity.

Soup Kitchen. A Food Service use which provides free meals for consumption on site.

Specific Plan. A detailed policy plan or regulation which implements the *General Plan* or any of the elements of that *Plan*. Specific plans include subregional, area, and neighborhood plans; the *Major Streets and Routes (MS&R) Plan*; the *Land Use Code (LUC)*; and any other similar plan. For more detailed information on specific plans, refer to Sec. 5.2.3. (Ord. No. 9374, §1, 4/10/00; Ord. No. 9517, §5, 2/12/01)

Specified Anatomical Areas. Is:

- A. Less than completely and opaquely covered human genitals, pubic region, buttock, anus, or female breasts below a point immediately above the top of the areola; or
- B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities. Is:

- A. Human genitals in a state of sexual stimulation or arousal; or
- B. Acts of human masturbation, sexual intercourse, or sodomy; or
- C. Fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts.

STAC. Same as Stormwater Technical Advisory Committee.

Stacking Space. An area designed to accommodate vehicles waiting in line to receive a service.

State. Same as the State of Arizona.

Stormwater Technical Advisory Committee (STAC). A Mayor and Council appointed committee established for the purpose of advising the City Engineer and the Mayor and Council on stormwater issues.

Street. Any permanent public or private right-of-way, other than an alley, access lane, or parking area access lane, set aside to accommodate vehicular travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such design features, whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, or place. (Ord. No. 10886, §20, 03/22/11)

Street Landscape Border. An area along the street frontage of a site containing landscape materials, screening, and open space, the purpose of which is to enhance the visual appearance of the streetscape.

Street Lot Line. The property line bounding a street.

Street Perimeter Line. Same as Street Lot Line.

Street Perimeter Yard. The perimeter yard between a street lot line and a building.

Structure. A physical element constructed or erected with a fixed location on the ground or attached to another physical element having a fixed location at, below, or above grade. Structures include such elements as, but are not limited to, buildings, paved areas, walls, fences, posts, and patios.

Structure Height. The vertical dimension of a structure measured from a specified point on the ground. For information on applying a height requirement, refer to Sec. 3.2.7.

Subdivider. A person, firm, corporation, partnership, association, syndicate, trust, or other legal entity that files application and initiates proceedings for the subdivision of land in accordance with the provisions of this Chapter and any other local applicable ordinance or state statute, except that an individual serving as agent for such legal entity is not a subdivider.

Subdivision. The same as "subdivision" as defined in Sec. 4.1.2 of this Chapter.

Supervision Facility. See Sec. 6.3.4.4, Correctional Use.

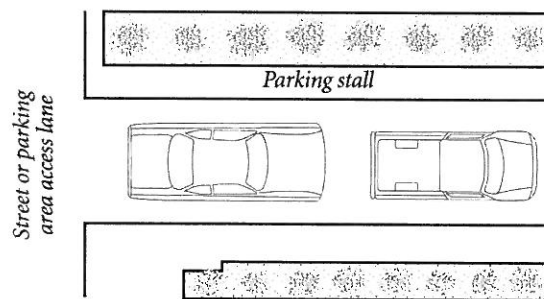
Swap Meet. A place of commercial activity popularly known as swap meet, flea market, or park-and-swap which is open to the general public. A swap meet is composed of semienclosed or outdoor stalls, stands, or spaces, at least fifty (50) percent of which do not occupy the same allotted area on an uninterrupted, continuous, daily basis for the purpose of display and sale, exchange, or barter of merchandise, exclusive of occasional craft fairs and benefit sales held on public property.

Swap Meet, Indoor. A swap meet which is located in a completely enclosed building.

6.2.20 DEFINITIONS - T.

Tagging. The tagging of plants on-site to denote their identification number and their disposition: whether they will be preserved in place, salvaged and transplanted on-site, and/or salvaged and transplanted off-site. (Ord. No. 8845, §2, 3/24/97)

Tandem Parking. Two (2) motor vehicle parking spaces placed one behind the other with direct access from a street, alley, parking area access lane (PAAL), or other travel lane to only one (1) of the spaces. (*See Illustration 6.2.20.*)



6.2.20 Tandem Parking

Tavern. Same as Bar.

TDOT. Same as Tucson Department of Transportation.

Tentative Plat. A graphic representation of a proposed subdivision, including supporting data, designed and prepared in accordance with the subdivision provisions of this Chapter, any other local applicable regulation, and state statute. A tentative plat is the same as a preliminary plat as defined in state statute.

Tower. A mast, pole, monopole, guyed or freestanding framework, or other vertical element which acts as an antenna or to which an antenna is affixed or attached. (Ord. No. 8813, §1, 3/3/97)

Travel Lane. The area within a paved roadway reserved for moving vehicular traffic.

Tucson General Plan. Same as *General Plan*. (Ord. No. 9517, §5, 2/12/01)

TUP. Same as Temporary Use Permit. See Sec. 5.3.7.

Turf. An area of grass ground cover grown together in a thick mat.

6.2.21 DEFINITIONS - U.

Ultralight Airpark. An airport used by the general public or an ultralight flying club for ultralight aircraft operation.

Undisturbed Natural Desert. An area of land maintained in its original condition with natural desert cover, native topography, and native vegetation intact.

Upland Vegetation. Refers to vegetation which grows outside of the floodplain, typically on low desert slopes. Upland vegetation on south-facing slopes is typically the Foothill Palo Verde, Saguaro, and Ocotillo; on north facing slopes, it is typically the Foothill Palo Verde and Whitethorn Acacia. Some plants, such as Mesquites, are able to grow as upland and riparian vegetation. (Ord. No. 8845, §2, 3/24/97)

Utilities. Services such as gas, electric, water, telephone, and cable television.

6.2.22 DEFINITIONS - V.

Valet Parking. A service provided whereby a patron leaves a car at the entrance and an attendant parks the car on-site or at an approved off-site location and retrieves it. (Ord. No. 10886, §21, 03/22/11)

Vehicular Use Area. Any area of a site or structure used for the parking, storage, or standing of motor vehicles. The vehicular use area includes access drives, maneuvering areas, refuse collection locations, loading spaces, and any landscaping and screening within ten (10) feet of these areas. (Ord. No. 10016, §2, 8/2/04) (Ord. No. 10886, §21, 03/22/11)

Vehicle Storage. A space or structure that is used to house or store vehicles, which may include forklifts, moving equipment, lawn equipment, and other powered transport devices or equipment, as well as automobiles and trucks. Vehicle storage does not include commercial long-term parking lots and garages associated with such uses as airports and train stations. Vehicle storage may be a principal or accessory use. (Ord. No. 10886, §21, 03/22/11)

Viable Plant. A plant on the Protected Native Plant List that is in good physical condition with high or medium rating for health, age, and form. (Ord. No. 8845, §2, 3/24/97)

Visible from the Scenic Route. Not blocked from view by buildings, structures, or natural features from the Scenic Routes. An object is considered visible whenever it can be seen, not blocked by an intervening structure or terrain, from four (4) feet above the natural grade at the future right-of-way line along the parcel.

6.2.23 DEFINITIONS - W.

Waiting Area. That portion of a public accommodations use allocated to clientele waiting to request or receive products or services offered by the use.

Wireless Communication. See Sec. 6.2.3, Communication, Wireless. (Ord. No. 8813, §1, 3/3/97)

Wireless Communications Provider. The entity which provides the wireless communication service. (Ord. No. 8813, §1, 3/3/97)

Wireless Communication Tower. See Sec. 6.2.20, Tower. (Ord. No. 8813, §1, 3/3/97)

6.2.24 DEFINITIONS - X.

Xeriscape. A landscaping program designed to save water using the seven (7) principles listed below. For examples, refer to Development Standard No. 2-06.0.

- A. Water conserving design.
- B. Low water use/drought-tolerant plants.
- C. Reduction in turf.

- D. Water harvesting techniques.
- E. Appropriate irrigation methods.
- F. Soil improvements and use of mulches.
- G. Proper maintenance practices.

6.2.25 DEFINITIONS - Y.

6.2.26 DEFINITIONS - Z.

Zoning Maps. Same as City Zoning Maps.

ZV. Same as Zoning Violation.

ZVC. Same as Zoning Violation Citation.

-
- 6.3.10.5 Heavy Equipment Sales. Heavy Equipment Sales is the sale, lease, or rental of heavy vehicles, heavy machinery, aircraft, farming equipment, or utility trailers. Typical uses include the sale of aircraft, commercial vehicles, and construction equipment.
- 6.3.10.6 Medical Marijuana Designated Caregiver Cultivation Location. A Medical Marijuana Designated Caregiver Cultivation Location or Cultivation by a Designated Caregiver refers to cultivation of Medical Marijuana by a Designated Caregiver and Cardholder whose registration card indicates that the cardholder has been authorized to cultivate marijuana plants for a qualifying patient(s)' medical use pursuant to The Arizona Medical Marijuana Act A.R.S. §36-2804.04.A.7. (Ord. No. 10850, §6, 11/23/10)
- 6.3.10.7 Medical Marijuana Dispensary. A Medical Marijuana Dispensary shall have the same meaning as "Nonprofit Medical Marijuana Dispensary" set forth in The Arizona Medical Marijuana Act A.R.S. §36-2801.11.
- 6.3.10.8 Medical Marijuana Dispensary Off-site Cultivation Location. A Medical Marijuana Dispensary Off Site Cultivation Location means the additional location, if any, where marijuana may be cultivated for the use of a Medical Marijuana Dispensary as disclosed pursuant to The Arizona Medical Marijuana Act A.R.S. §36-2804.B.1.b.ii.
- 6.3.10.9 Medical Marijuana Qualifying Patient Cultivation Location. A Medical Marijuana Qualifying Patient Cultivation Location shall mean cultivation of medical marijuana by a qualifying patient pursuant to The Arizona Medical Marijuana Act A.R.S. §36-2801.1.a.ii, but shall only include a Qualifying Patient who is also a Cardholder, authorized to cultivate marijuana plants pursuant to the provisions of A.R.S. 36-2804.02.A.3.f.
- 6.3.10.10 Swap Meets and Auctions. Swap Meets and Auctions are occasional or periodic commercial activities held in an open area or enclosed structure where: 1) groups of sellers rent space on a short-term basis to display, barter, or sell goods to the public; or 2) one (1) or more sellers bring goods for auctioning to the public. Typical uses include swap meets, flea markets, auctions, and farmers' markets.
- 6.3.10.11 Vehicle Rental and Sales. Vehicle Rental and Sales is the sale, lease, and/or rental of automobiles, motorcycles, noncommercial trucks, boats, vans, motor homes, trailers, or other recreational vehicles. Typical uses include automobile and truck dealers and rental agencies.
- 6.3.11 STORAGE USE GROUP.**
- 6.3.11.1 Purpose. The Storage Use Group includes Land Use Classes which involve on-site keeping of trade and personal goods. The following Land Use Classes comprise the Storage Use Group.
- 6.3.11.2 Commercial Storage. Commercial Storage is the keeping of trade and personal goods by business and industrial establishments. Typical uses include cold storage plants, warehouses, and utility storage yards.
- 6.3.11.3 Hazardous Material Storage. Hazardous Material Storage is the keeping of explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive materials. Typical uses include storage for distribution of petroleum products.
- 6.3.11.4 Personal Storage. Personal Storage is the renting or leasing of space for storage of personal effects. Typical uses include multiple unit storage facilities or miniwarehouses.
- 6.3.12 UTILITIES USE GROUP.**
- 6.3.12.1 Purpose. The Utilities Use Group includes Land Use Classes which involve the generation, transmission, and/or distribution of basic services, such as sanitation, water, gas, and electrical services. The following Land Use Classes comprise the Utilities Use Group.
- 6.3.12.2 Distribution System. Distribution System is the dispensing or transforming of basic services, such as gas, electricity, or water, from one part of an interconnected system to another. Typical uses include electric substations, gas distribution substations, and water wells.

6.3.12.3 Renewable Energy Generation. Renewable Energy Generation is a principal use producing commercial power from natural resources such as sunlight, wind, rain, tides, and geothermal heat, which are renewable (naturally replenished). Typical uses are solar, geothermal, natural or methane gases, and wind power. (Ord. No. 10818, §3, 7/7/10)

6.3.12.4 Generating System. Generating System is a use producing energy. Typical uses include electrical generating plants.

6.3.12.5 Sanitation System. Sanitation System is the collection, disposal, or treatment of waste materials. Typical uses include sewage pumping stations, sanitary landfills, sewage treatment facilities, and hazardous material treatment facilities.

6.3.13 WHOLESALE USE GROUP.

6.3.13.1 Purpose. The Wholesaling Use Group includes Land Use Classes which involve the selling of trade goods, supplies, and equipment to retailers, businesses, and other wholesalers for their use or resale at retail. The following Land Use Classes comprise the Wholesaling Use Group.

6.3.13.2 Business Supply and Equipment Wholesaling. Business Supply and Equipment Wholesaling is the selling of goods, supplies, and equipment to commercial service and retail trade establishments. Typical uses include wholesale distributors of trade goods and service products, such as medical and restaurant equipment and supplies.

6.3.13.3 Construction/Heavy Equipment Wholesaling. Construction/Heavy Equipment Wholesaling is the selling of large motor vehicles, equipment, machinery, and construction materials to other businesses. Typical uses include construction and farm equipment distributors.

6.3.13.4 Food and Beverage Wholesaling. Food and Beverage Wholesaling is the selling of food and beverage products to other businesses. Typical uses include produce companies and beverage distributors.

6.3.13.5 Hazardous Material Wholesaling. Hazardous Material Wholesaling is the selling to other businesses materials that are explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive. Typical uses include petroleum supply and distribution of hazardous chemicals.

[The next page is 500.]

CITY OF TUCSON LAND USE CODE
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Access, Generally Applied		<i>Administrative Procedures</i>	5.4.3
Performance Criteria	3.5.13.1	<i>Appeal Procedures</i>	5.4.4
Access Provisions	3.2.8	<i>Components of Procedures</i>	5.4.5
Accessory Land Uses	2.1.7	<i>Legislative Procedures</i>	5.4.2
C-1 Commercial Zone	2.5.3.5	Special Development Applications	5.3.0
C-2 Commercial Zone	2.5.4.5	<i>Architectural Documentation</i>	5.3.11
C-3 Commercial Zone	2.5.5.5	<i>Development Plan</i>	5.3.8
General Provisions	2.1.7	<i>Design Development Option (DDO)</i>	5.3.4
I-1 Light Industrial Zone	2.7.2.5	<i>Design Development Option (DDO)</i>	5.3.5
I-2 Heavy Industrial Zone	2.7.3.5	<i>Nonconforming Use or Structure</i>	5.3.6
IR Institutional Reserve Zone	2.2.1.5	<i>Protected Development Right</i>	5.3.10
MH-1 Mobile Home Zone	2.3.7.5	<i>Rezoning</i>	5.3.2
MH-2 Mobile Home Zone	2.3.8.5	<i>Special Exception Land Uses</i>	5.3.9
MU Multiple Use Zone	2.6.4.5	<i>Temporary Use or Structure</i>	5.3.7
NC Neighborhood Commercial Zone	2.5.2.5	<i>Variances</i>	5.3.3
O-1 Office Zone	2.4.1.5	<i>Zoning Compliance for Sites in Existence</i>	
O-2 Office Zone	2.4.2.5	<i>on May 1, 2005</i>	5.3.12
O-3 Office Zone	2.4.3.5	Special Planning Documents	5.2.0
OCR-1 Office/Commercial/ Residential Zone	2.6.1.5	<i>General Plan</i>	5.2.2
OCR-2 Office/Commercial/ Residential Zone	2.6.2.5	<i>Specific Plans and Regulations</i>	5.2.3
P Parking Zone	2.5.6.3	Administrative and Professional Office	
P-I Park Industrial Zone	2.7.1.5	Land Use Class	6.3.5.2
R-1 Residence Zone	2.3.4.5	Performance Criteria	3.5.4.18
R-2 Residence Zone	2.3.5.5	Administrative Procedures	
R-3 Residence Zone	2.3.6.5	See Chapter 23A	
RH Rural Homestead Zone	2.2.2.5	Adult Commercial Services	
RV Recreational Vehicle Zone	2.5.7.4	Land Use Class	6.3.9.2
RVC Rural Village Center Zone	2.5.1.5	Adult Day Care	
RX-1 Residence Zone	2.3.2.5	Performance Criteria	3.5.4.25
RX-2 Residence Zone	2.3.3.5	Adult Industrial Uses	
SH Suburban Homestead Zone	2.2.6.5	Land Use Class	6.3.9.3
SR Suburban Ranch Zone	2.2.4.5	Adult Recreation	
Accessory Uses and Structures	3.2.5	Land Use Class	6.3.9.4
Administration		Adult Retail Trade	
Compliance and Enforcement	5.5.0	Land Use Class	6.3.9.5
Powers and Duties	5.1.0	Agricultural Use Group	6.3.3
<i>Board of Adjustment (B/A)</i>	5.1.7	Animal Production	6.3.3.2
<i>City Manager</i>	5.1.3	Crop Production	6.3.3.3
<i>Design Review Board (DRB)</i>	5.1.8	General Farming	6.3.3.4
<i>Development Services</i>		Performance Criteria	3.5.2
<i>Department (DSD)</i>	5.1.11	Purpose	6.3.3.1
<i>Historic District Advisory Boards</i>	5.1.10	Stockyard Operation	6.3.3.5
<i>Mayor and Council</i>	5.1.2	Air Carrier Transportation Service	
<i>Planning Commission</i>	5.1.5	See herein: Transportation Service, Air	
<i>Planning Department</i>	5.1.4	Carrier	
<i>Planning Director</i>	5.1.4.3	Airport Environs Zone (AEZ)	2.8.5
<i>Tucson-Pima County Historical</i>		Airport Hazard Districts	2.8.5.7
<i>Commission</i>	5.1.9	Alcoholic Beverage Service	
<i>Zoning Administrator</i>	5.1.4.4	Land Use Class	6.3.5.3
<i>Zoning Examiner</i>	5.1.6	Performance Criteria	3.5.4.19
Procedures	5.4.0		

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Animal Production		Cemetery.....	6.3.4.2
Land Use Class.....	6.3.3.2	Civic Assembly.....	6.3.4.3
Performance Criteria	3.5.2.1	Correctional Use.....	6.3.4.4
Animal Service		Cultural Use.....	6.3.4.5
Land Use Class.....	6.3.5.4	Educational Use.....	6.3.4.6
Performance Criteria	3.5.4.1	Membership Organization	6.3.4.7
Appeal Procedures		Performance Criteria.....	3.5.3
See Chapter 23A		Postal Service	6.3.4.8
Architectural Documentation, Demolition		Protective Service.....	6.3.4.9
of Historic Buildings	5.3.11	Purpose	6.3.4.1
Artist Studio/Residence in I-1		Religious Use.....	6.3.4.10
Performance Criteria	3.5.7.10	Civil Infraction, Violation Declared	5.5.3.1
Automotive - Service and Repair		Commercial Services Use Group	6.3.5
Land Use Class.....	6.3.5.5	Administrative and Professional Office	6.3.5.2
Performance Criteria	3.5.4.2	Alcoholic Beverage Service	6.3.5.3
Bicycle Parking Requirements		Animal Service	6.3.5.4
Parking Design Criteria	3.3.9	Automotive - Service and Repair.....	6.3.5.5
Required Number of Spaces.....	3.3.8	Billboard.....	6.3.5.6
Billboard		Building and Grounds Maintenance	6.3.5.7
Land Use Class.....	6.3.5.6	Communications.....	6.3.5.8
Performance Criteria	3.5.4.26	Construction Service.....	6.3.5.9
Board of Adjustment (B/A)	5.1.7	Day Care.....	6.3.5.10
Board of Adjustment (B/A) Decision,		Entertainment.....	6.3.5.11
Violation of	5.5.3.5	Financial Service	6.3.5.12
Building and Grounds Maintenance		Food Service.....	6.3.5.13
Land Use Class.....	6.3.5.7	Funeral Service	6.3.5.14
Business Supply and Equipment		Medical Service - Extended Health Care.....	6.3.5.15
Wholesaling		Medical Service - Major.....	6.3.5.16
Land Use Class.....	6.3.13.2	Medical Service - Outpatient.....	6.3.5.17
C-1 Commercial Zone	2.5.3	Parking.....	6.3.5.18
C-2 Commercial Zone	2.5.4	Performance Criteria.....	3.5.4
C-3 Commercial Zone	2.5.5	Personal Service	6.3.5.19
Campsite, Travelers' Accommodation		Purpose	6.3.5.1
See herein: Travelers' Accommodation,		Research and Product Development	6.3.5.20
Campsite		Technical Service	6.3.5.21
Cemetery		Trade Service and Repair, Major.....	6.3.5.22
Land Use Class.....	6.3.4.2	Trade Service and Repair, Minor	6.3.5.23
Performance Criteria	3.5.3.1	Transportation Service, Air Carrier	6.3.5.24
Charter Schools		Transportation Service, Land Carrier	6.3.5.25
Performance Criteria.....	3.5.3.7	Travelers' Accommodation, Campsite	6.3.5.26
Child Care in Residential and		Travelers' Accommodation, Lodging.....	6.3.5.27
Office Zones		Commercial Storage	
Performance Criteria	3.5.4.3	Land Use Class.....	6.3.11.2
City Zoning, Original,		Performance Criteria.....	3.5.10.1
Establishment of	5.1.2.5	Communications	
Civic Assembly		Land Use Class.....	6.3.5.8
Land Use Class.....	6.3.4.3	Performance Criteria.....	3.5.4.20
Civic Use Group	6.3.4	Compatible Use Districts, AEZ	2.8.5.5
		Compliance Certification, Existing	
		Premises	5.5.2.4
		Compliance Review, During	
		Construction	5.5.2.2

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Compliance Review, Existing		Structure Height Measurement	3.2.7
Development	5.5.2.3	Development Designators	
Compliance Review, Proposed		General Provisions; Zones	2.1.8
Development	5.5.2.1	Nonresidential	3.2.3.2
Conditions of Approval, Violation of	5.5.3.7	Residential	3.2.3.1
Conflicting Provisions	1.2.2	Development Plan	5.3.8
Construction Material Sales		Development Plan, Violation of	5.5.3.8
Land Use Class	6.3.10.2	Development Regulations	
Construction Service		Development Criteria	3.2.0
Land Use Class	6.3.5.9	Development Incentives	3.6.0
Performance Criteria	3.5.4.21	Flexible Lot Development (FLD)	3.6.1
Construction/Heavy Equipment		General Provisions	3.1.0
Wholesaling		Landscaping and Screening	
Land Use Class	6.3.13.3	Regulations	3.7.0
Continuing Existing Uses	1.2.7	Motor Vehicle and Bicycle	
Correctional Use		Parking Requirements	3.3.0
Land Use Class	6.3.4.4	Native Plant Preservation	3.8.0
Performance Criteria	3.5.3.4	Performance Criteria	3.5.0
Craftwork		Design Review Board (DRB)	5.1.8
Land Use Class	6.3.6.2	Development Services	
Performance Criteria	3.5.5.7	Department (DSD)	5.1.11
Crop Production		Distribution System	
Land Use Class	6.3.3.3	Land Use Class	6.3.12.2
Performance Criteria	3.5.2.2	Performance Criteria	3.5.11.1
Cultural Use		Downtown Area Infill Incentive	
Land Use Class	6.3.4.5	District (IID)	2.8.12
Performance Criteria	3.5.3.5	Drachman School Overlay (DSO)	2.8.9
Day Care		Educational Use	
Land Use Class	6.3.5.10	Land Use Class	6.3.4.6
Definitions		Performance Criteria	3.5.3.7
General	6.1.0	Effect on Other Provisions	1.2.3
Land Use Groups	6.3.0	Elementary School	
Listing of Words and Terms	6.2.0	See herein: Educational Use	
Demolition, Historic Preservation		Entertainment	
Zone	2.8.8.7	Land Use Class	6.3.5.11
Design Development Option (DDO)	5.3.5	Performance Criteria	3.5.4.4
Development Criteria	3.2.0	Enumeration (LUC)	1.1.6
Access Provisions	3.2.8	Environmental Resource Zone (ERZ)	2.8.6
Accessory Uses and Structures	3.2.5	Establishment of Historic Districts	
Floor Area Ratio (FAR) Calculation	3.2.11	or Historic Landmarks	2.8.8.9
Lot Coverage	3.2.9	Establishment of Zone Boundaries	
Lots	3.2.14	General Provisions; Zones	2.1.2
Perimeter Yards	3.2.6	Examiner	
Principal Land Use	3.2.2	See herein: Zoning Examiner	
Principal Structure	3.2.3	Existing Uses, Continuing	1.2.7
Residential Density Calculations	3.2.10		
Secondary Land Use	3.2.4		
Solar Considerations	3.2.12		
Streets	3.2.13		

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Extended Health Care Medical Service		Open Space (OS) Zone	2.9.1.4
See herein: Medical Service - Extended Health Care		P-I Park Industrial Zone	2.7.1.6
Extraction		RVC Rural Village Center Zone	2.5.1.6
Land Use Class	6.3.6.3	Generating System	
Performance Criteria	3.5.5.3	Land Use Class	6.3.12.4
Family Dwelling		Golf Course	
Land Use Class	6.3.8.2	Land Use Class	6.3.7.2
Performance Criteria	3.5.7.1	Requirements, Performance Criteria	3.5.6.3
Family Dwelling or Mobile Home Dwelling as Secondary Use in Industrial Zones	3.5.7.7	Secondary Uses, Performance Criteria	3.5.6.1
Fees, Establishment of	5.1.3.6	Governmental Uses	
Financial Service		Performance Criteria	3.5.3.2
Land Use Class	6.3.5.12	Group Dwelling	
Performance Criteria	3.5.4.5	Land Use Class	6.3.8.3
Flexible Lot Development (FLD)	3.6.1	Hazardous Material Manufacturing	
Floor Area Ratio (FAR) Calculation	3.2.11	Land Use Class	6.3.6.5
Food and Beverage Sales		Hazardous Material Storage	
Land Use Class	6.3.10.3	Land Use Class	6.3.11.3
Performance Criteria	3.5.9.1	Performance Criteria	3.5.10.2
Food and Beverage Wholesaling		Hazardous Material Wholesaling	
Land Use Class	6.3.13.4	Land Use Class	6.3.13.5
Food Service		Heavy Equipment Manufacturing	
Land Use Class	6.3.5.13	Land Use Class	6.3.6.6
Performance Criteria	3.5.4.6	Heavy Equipment Sales	
Funeral Service		Land Use Class	6.3.10.5
Land Use Class	6.3.5.14	Performance Criteria	3.5.9.3
Performance Criteria	3.5.4.22	Hillside Development Zone (HDZ)	2.8.1
Gateway Corridor Zone	2.8.4	Historic Preservation Zone (HPZ)	2.8.8
General Farming		Home Occupation, Day Care	
Land Use Class	6.3.3.4	Performance Criteria	3.5.7.3
General Manufacturing		Home Occupation, General Application	
Land Use Class	6.3.6.4	Performance Criteria	3.5.7.2
General Merchandise Sales		Home Occupation, Group Dwelling	
Land Use Class	6.3.10.4	Performance Criteria	3.5.7.9
Performance Criteria	3.5.9.2	Home Occupation, Travelers' Accommodation, Lodging	
General Plan	5.2.2	Performance Criteria	3.5.7.4
General Provisions, Zones	2.1.0	Hours, Generally Applied Performance Criteria	3.5.13.2
General Restrictions		I-1 Light Industrial Zone	2.7.2
C-1 Commercial Zone	2.5.3.6	I-2 Heavy Industrial Zone	2.7.3
I-1 Light Industrial Zone	2.7.2.6	Industrial and Manufacturing	
I-2 Heavy Industrial Zone	2.7.3.6	Performance Criteria	3.5.5.1
NC Neighborhood Commercial Zone	2.5.2.6	Industrial Use Group	6.3.6
O-1 Office Zone	2.4.1.6	Craftwork	6.3.6.2
O-2 Office Zone	2.4.2.6	Extraction	6.3.6.3
O-3 Office Zone	2.4.3.6	General Manufacturing	6.3.6.4
		Hazardous Material Manufacturing	6.3.6.5

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Heavy Equipment Manufacturing.....	6.3.6.6	Loading Areas	3.4.1
Motion Picture Industry.....	6.3.6.7	Lodging, Travelers' Accommodation	
Performance Criteria	3.5.5	See herein: Travelers' Accommodation,	
Perishable Goods Manufacturing	6.3.6.8	Lodging	
Precision Manufacturing.....	6.3.6.9	Lot Coverage	3.2.9
Primary Manufacturing.....	6.3.6.10	Lots	3.2.14
Processing and Cleaning.....	6.3.6.11		
Purpose.....	6.3.6.1		
Refining.....	6.3.6.12	Major Medical Service	
Salvaging and Recycling	6.3.6.13	See herein: Medical Service - Major	
Instructional School		Major Streets and Routes (MS&R)	
See herein: Educational Use		Setback Zone	2.8.3
Interpretation	1.2.0	Major Trade Service and Repair	
IR Institutional Reserve Zone	2.2.1	See herein: Trade Service and Repair,	
		Major	
Land Carrier Transportation Service		Manufacturing and Industrial	
See herein: Transportation Service,		Performance Criteria.....	3.5.5.1
Land Carrier		Mapping, Zones	1.3.0
Land Splits	4.3.0	Medical Marijuana	
Land Use Groups	6.3.0	Performance Criteria.....	3.5.9.8
Agricultural Use Group	6.3.3	Medical Service	
Civic Use Group.....	6.3.4	Performance Criteria.....	3.5.4.8
Commercial Services Use Group.....	6.3.5	Medical Service - Extended Health Care	
General Provisions	6.3.2	Land Use Class	6.3.5.15
Industrial Use Group	6.3.6	Medical Service - Major	
Recreation Use Group	6.3.7	Land Use Class	6.3.5.16
Residential Use Group.....	6.3.8	Secondary Uses, Performance Criteria	3.5.4.10
Restricted Adult Activities Use Group	6.3.9	Medical Service - Outpatient	
Retail Trade Use Group.....	6.3.10	Land Use Class	6.3.5.17
Storage Use Group	6.3.11	Secondary Uses, Performance Criteria	3.5.4.10
Utilities Use Group.....	6.3.12	Medical Service in Residential and	
Wholesaling Use Group	6.3.13	Office Zones	
Land Uses as Allowed in the LUC	1.2.5	Performance Criteria.....	3.5.4.9
Landscaping and Screening		Membership Organization	
Regulations	3.7.0	Land Use Class	6.3.4.7
Administration.....	3.7.7	MH-1 Mobile Home Zone	2.3.7
Landscape Requirements	3.7.2	MH-2 Mobile Home Zone	2.3.8
Maintenance	3.7.6	Minor Subdivisions	
Purpose, Intent, and Applicability	3.7.1	See herein: Subdivisions	
Screening Requirements	3.7.3	Minor Trade Service and Repair	
Special Requirements	3.7.5	See herein: Trade Service and Repair,	
Use of Water.....	3.7.4	Minor	
Large Retail Establishment		Mobile Home Dwelling	
Design Criteria	3.5.9.7	Land Use Class	6.3.8.4
Legislative Procedures		Secondary Uses, Performance	
General Legislative Procedures	5.4.1	Criteria.....	3.5.7.5,
Planning Commission Procedure.....	5.4.2		3.5.7.6,
Zoning Examiner Procedure	5.4.3		3.5.7.11
Lighting, Generally Applied			
Performance Criteria	3.5.13.3		

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	Section		Section
More Restrictive Zoning	1.2.6	Downtown Area Infill Incentive District	
Motion Picture Industry		Zone (IID).....	2.8.12
Land Use Class	6.3.6.7	Downtown Heritage Incentive Zone	2.8.7
Performance Criteria	3.5.5.4	Drachman School Overlay (DSO) Zone	2.8.9
Motor Vehicle and Bicycle Parking		Environmental Resource Zone (ERZ).....	2.8.6
Requirements	3.3.0	Gateway Corridor Zone	2.8.4
MU Multiple Use Zone	2.6.4	"H" Historic Preservation Zone (HPZ).....	2.8.8
		Hillside Development Zone (HDZ)	2.8.
Native Plant Preservation	3.8.0	Major Streets and Routes (MS&R)	
Administration	3.8.8	Setback Zone	2.8.3
Applicability	3.8.3	Neighborhood Preservation Zone (NPZ)	2.8.11
Enforcement, Penalties, Fines, and		Rio Nuevo and Downtown (RND) Zone	2.8.10
Other Remedies	3.8.7	Scenic Corridor Zone (SCZ).....	2.8.2
General Provisions and Requirements.....	3.8.4	Urban Overlay District Zone (UOD).....	2.8.13
Intent.....	3.8.1	P Parking Zone	2.5.6
Plant Preservation Requirements	3.8.6	Parking	
Protected Native Plant List.....	3.8.5	Land Use Class	6.3.5.18
Purpose	3.8.2	Parking Requirements	
Natural Areas (HDZ)	2.8.1.7	See herein: Motor Vehicle and Bicycle	
NC Neighborhood Commercial Zone	2.5.2	Parking Requirements	
Neighborhood Preservation Zone (NPZ) .	2.8.11	Pedestrian Facilities	3.2.8.4
Neighborhood Recreation		Performance Criteria	3.5.0
Land Use Class	6.3.7.3	Agricultural Use Group	3.5.2
Noise, Generally Applied Performance		<i>Animal Production</i>	3.5.2.1
Criteria	3.5.13.4	<i>Crop Production</i>	3.5.2.2
Noise Control Districts, AEZ	2.8.5.6	<i>Stockyard Operation</i>	3.5.2.3
Nonconforming Use or Structure	5.3.6	Civic Use Group	3.5.3
Nonresidential Development		<i>Cemetery</i>	3.5.3.1
Designators	3.2.3.2	<i>Correctional Use</i>	3.5.3.4
O-1 Office Zone	2.4.1	<i>Cultural Use</i>	3.5.3.5
O-2 Office Zone	2.4.2	<i>Educational Use</i>	3.5.3.7
O-3 Office Zone	2.4.3	<i>Governmental Uses</i>	3.5.3.2
OCR-1 Office/Commercial/Residential		<i>Postsecondary Institutions</i>	3.5.3.3
Zone	2.6.1	<i>Religious Use</i>	3.5.3.6
OCR-2 Office/Commercial/Residential		Commercial Services Use Group.....	3.5.4
Zone	2.6.2	<i>Administrative and Professional</i>	
Off-Street Loading	3.4.0	<i>Office</i>	3.5.4.18
Office Zone Compatibility Criteria		<i>Adult Day Care</i>	3.5.4.25
Performance Criteria	3.5.4.11	<i>Alcoholic Beverage Service</i>	3.5.4.19
Open Space (OS) Zone	2.9.1	<i>Animal Service</i>	3.5.4.1
Outdoor Activity, Generally Applied		<i>Automotive - Service and Repair</i>	3.5.4.2
Performance Criteria	3.5.13.5	<i>Billboards</i>	3.5.4.26
Outdoor Display of Products for Rent		<i>Child Care in Residential and</i>	
or Sale	2.1.10	<i>Office Zones</i>	3.5.4.3
Outpatient Medical Service		<i>Communications</i>	3.5.4.20
See herein: Medical Service - Outpatient		<i>Construction Service</i>	3.5.4.21
Overlay Zones	2.8.0	<i>Entertainment</i>	3.5.4.4
Airport Environs Zone (AEZ)	2.8.5		

CITY OF TUCSON LAND USE CODE
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
<i>Financial Service</i>	3.5.4.5	<i>Home Occupation: Day Care</i>	3.5.7.3
<i>Food Service</i>	3.5.4.6	<i>Home Occupation: General</i>	
<i>Funeral Service</i>	3.5.4.22	<i>Application</i>	3.5.7.2
<i>Medical Service</i>	3.5.4.8	<i>Home Occupation: Group Dwelling</i>	3.5.7.9
<i>Medical Service in Residential and</i>		<i>Home Occupation: Travelers'</i>	
<i>Office Zones</i>	3.5.4.9	<i>Accommodation, Lodging</i>	3.5.7.4
<i>Office Zone Compatibility</i>	3.5.4.11	<i>Mobile Home Dwelling Secondary</i>	
<i>P Parking Zone</i>	3.5.4.12	<i>Uses</i>	3.5.7.5,
<i>Personal Service</i>	3.5.4.13		3.5.7.6,
<i>Research and Product Development</i>	3.5.4.14		3.5.7.11
<i>Sale of Spirituous Liquor in</i>		<i>Residential Care Services</i>	3.5.7.8
<i>Conjunction with Food</i>		<i>Restricted Adult Activities Use Group</i>	3.5.8
<i>Service Use</i>	3.5.4.7	<i>Restricted Adult Activities</i>	3.5.8.1
<i>Secondary Uses to Major Medical</i>		<i>Retail Trade Use Group</i>	3.5.9
<i>Service and Outpatient Medical</i>		<i>Food and Beverage Sales</i>	3.5.9.1
<i>Service</i>	3.5.4.10	<i>General Merchandise Sales</i>	3.5.9.2
<i>Secondary Uses to Travelers'</i>		<i>Heavy Equipment Sales</i>	3.5.9.3
<i>Accommodation, Lodging</i>	3.5.4.17	<i>Large Retail Establishment</i>	3.5.9.7
<i>Technical Service</i>	3.5.4.16	<i>Medical Marijuana</i>	3.5.9.8
<i>Trade Service and Repair, Major</i>	3.5.4.15	<i>Secondary Uses in P-I Zone</i>	3.5.9.6
<i>Trade Service and Repair, Minor</i>	3.5.4.27	<i>Swap Meets and Auctions</i>	3.5.9.4
<i>Transportation Service, Air Carrier</i>	3.5.4.23	<i>Vehicle Rental and Sales</i>	3.5.9.5
<i>Travelers' Accommodation,</i>		<i>Storage Use Group</i>	3.5.10
<i>Campsite</i>	3.5.4.24	<i>Commercial Storage</i>	3.5.10.1
<i>General</i>	3.5.1	<i>Hazardous Material Storage</i>	3.5.10.2
<i>Applicability</i>	3.5.1.2	<i>Personal Storage</i>	3.5.10.3
<i>Purpose</i>	3.5.1.1	<i>Utilities Use Group</i>	3.5.11
<i>Generally Applied Criteria</i>	3.5.13	<i>Distribution System</i>	3.5.11.1
<i>Access</i>	3.5.13.1	<i>Wholesaling Use Group</i>	3.5.12
<i>Hours</i>	3.5.13.2	Perimeter Yard Width Matrix	3.2.6.4
<i>Lighting</i>	3.5.13.3	Perimeter Yards	3.2.6
<i>Noise</i>	3.5.13.4	Perishable Goods Manufacturing	
<i>Outdoor Activity</i>	3.5.13.5	<i>Land Use Class</i>	6.3.6.8
<i>Screening</i>	3.5.13.6	<i>Performance Criteria</i>	3.5.5.2
<i>Industrial Use Group</i>	3.5.5	Permitted Land Uses	2.1.4
<i>Craftwork Manufacturing</i>	3.5.5.7	<i>C-1 Commercial Zone</i>	2.5.3.2
<i>Extraction</i>	3.5.5.3	<i>C-2 Commercial Zone</i>	2.5.4.2
<i>Manufacturing and Industrial</i>	3.5.5.1	<i>C-3 Commercial Zone</i>	2.5.5.2
<i>Motion Picture Industry</i>	3.5.5.4	<i>General Provisions</i>	2.1.4
<i>Perishable Goods Manufacturing</i>	3.5.5.2	<i>I-1 Light Industrial Zone</i>	2.7.2.2
<i>Radioactive Materials Restrictions</i>	3.5.5.5	<i>I-2 Heavy Industrial Zone</i>	2.7.3.2
<i>Salvaging and Recycling</i>	3.5.5.6	<i>IR Institutional Reserve Zone</i>	2.2.1.2
<i>Recreation Use Group</i>	3.5.6	<i>MH-1 Mobile Home Zone</i>	2.3.7.2
<i>Golf Course Requirements</i>	3.5.6.3	<i>MH-2 Mobile Home Zone</i>	2.3.8.2
<i>Recreation</i>	3.5.6.4	<i>MU Multiple Use Zone</i>	2.6.4.2
<i>Secondary Uses to Golf Course</i>	3.5.6.1	<i>NC Neighborhood Commercial Zone</i>	2.5.2.2
<i>Residential Use Group</i>	3.5.7	<i>O-1 Office Zone</i>	2.4.1.2
<i>Artist Studio/Residence in I-1</i>	3.5.7.10	<i>O-2 Office Zone</i>	2.4.2.2
<i>Family Dwelling</i>	3.5.7.1	<i>O-3 Office Zone</i>	2.4.3.2
<i>Family Dwelling or Mobile Home</i>			
<i>Dwelling as Secondary Use</i>			

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
OCR-1 Office/Commercial/Residential Zone.....	2.6.1.2	R-1 Residence Zone	2.3.4
OCR-2 Office/Commercial/Residential Zone.....	2.6.2.2	R-2 Residence Zone	2.3.5
Open Space (OS) Zone.....	2.9.1.3	R-3 Residence Zone	2.3.6
P Parking Zone	2.5.6.2	Radioactive Materials Restrictions	
P-I Park Industrial Zone	2.7.1.2	Performance Criteria.....	3.5.5.5
R-1 Residence Zone	2.3.4.2	Recreation	
R-2 Residence Zone	2.3.5.2	Land Use Class	6.3.7.4
R-3 Residence Zone	2.3.6.2	Performance Criteria.....	3.5.6.4
RH Rural Homestead Zone.....	2.2.2.2	Recreation Use Group	6.3.7
RV Recreational Vehicle Zone.....	2.5.7.2	Golf Course	6.3.7.2
RVC Rural Village Center Zone.....	2.5.1.2	Neighborhood Recreation.....	6.3.7.3
RX-1 Residence Zone.....	2.3.2.2	Open Space (OS) Zone	6.3.7.5
RX-2 Residence Zone.....	2.3.3.2	Performance Criteria.....	3.5.6
SH Suburban Homestead Zone.....	2.2.6.2	Purpose	6.3.7.1
SR Suburban Ranch Zone.....	2.2.4.2	Recreation.....	6.3.7.4
Personal Service		Refining	
Land Use Class	6.3.5.19	Land Use Class	6.3.6.12
Performance Criteria	3.5.4.13	Religious Use	
Personal Storage		Land Use Class	6.3.4.10
Land Use Class	6.3.11.4	Performance Criteria.....	3.5.3.6
Performance Criteria	3.5.10.3	Research and Product Development	
P-I Park Industrial Zone	2.7.1	Land Use Class	6.3.5.20
Planned Area Development		Performance Criteria.....	3.5.4.14
(PAD) Zone	2.6.3	Residential Care Services	
Planned Community Development		Land Use Class	6.3.8.5
(PCD) Zone	2.6.5	Performance Criteria.....	3.5.7.8
Plant Preservation		Flexible Lot Development (FLD)	3.6.1
See herein: Native Plant Preservation		Residential Density Calculations	
Plat Conditions, Violation of	5.5.3.10	Development Criteria.....	3.2.10
Platting Procedures	4.1.6	Residential Development Designators	3.2.3.1
Postal Service		Residential Use Group	6.3.8
Land Use Class	6.3.4.8	Family Dwelling	6.3.8.2
Postsecondary Institution		Group Dwelling	6.3.8.3
Performance Criteria	3.5.3.3	Mobile Home Dwelling	6.3.8.4
See also herein: Educational Use		Performance Criteria.....	3.5.7
Precision Manufacturing		Purpose	6.3.8.1
Land Use Class	6.3.6.9	Residential Care Services	6.3.8.5
Primary Manufacturing		Restoring Unsafe Structures	1.2.8
Land Use Class	6.3.6.10	Restricted Adult Activities	
Principal Land Use		Performance Criteria.....	3.5.8.1
Development Criteria	3.2.2	Restricted Adult Activities Use Group	6.3.9
Principal Structure		Adult Commercial Services	6.3.9.2
Development Criteria	3.2.3	Adult Industrial Uses	6.3.9.3
Processing and Cleaning		Adult Recreation.....	6.3.9.4
Land Use Class	6.3.6.11	Adult Retail Trade	6.3.9.5
Protected Development Right	5.3.10	Performance Criteria.....	3.5.8
Protective Service		Purpose	6.3.9.1
Land Use Class	6.3.4.9		

CITY OF TUCSON LAND USE CODE
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Retail Establishment, Large,		MH-2 Mobile Home Zone	2.3.8.4
Design Criteria	3.5.9.7	MU Multiple Use Zone	2.6.4.4
Retail Trade Use Group	6.3.10	NC Neighborhood Commercial Zone	2.5.2.4
Construction Material Sales	6.3.10.2	O-1 Office Zone	2.4.1.4
Food and Beverage Sales	6.3.10.3	O-2 Office Zone	2.4.2.4
General Merchandise Sales	6.3.10.4	O-3 Office Zone	2.4.3.4
Heavy Equipment Sales	6.3.10.5	OCR-1 Office/Commercial/Residential	
Medical Marijuana	6.3.10.6-9	Zone	2.6.1.4
Performance Criteria	3.5.9	OCR-2 Office/Commercial/Residential	
Purpose	6.3.10.1	Zone	2.6.2.4
Swap Meets and Auctions	6.3.10.10	P-I Park Industrial Zone	2.7.1.4
Vehicle Rental and Sales	6.3.10.11	Performance Criteria	3.5.9.6
Rezoning	5.3.2	R-1 Residence Zone	2.3.4.4
Rezoning Conditions, Violation of	5.5.3.6	R-2 Residence Zone	2.3.5.4
RH Rural Homestead Zone	2.2.2	R-3 Residence Zone	2.3.6.4
Rio Nuevo and Downtown (RND) Zone ..	2.8.10	RH Rural Homestead Zone	2.2.2.4
RV Recreational Vehicle Zone	2.5.7	RV Recreational Vehicle Zone	2.5.7.3
RVC Rural Village Center Zone	2.5.1	RVC Rural Village Center Zone	2.5.1.4
RX-1 Residence Zone	2.3.2	RX-1 Residence Zone	2.3.2.4
RX-2 Residence Zone	2.3.3	RX-2 Residence Zone	2.3.3.4
		SH Suburban Homestead Zone	2.2.6.4
		SR Suburban Ranch Zone	2.2.4.4
Sale of Spirituous Liquor in Conjunction		Secondary School	
with Food Service Use		See herein: Educational Use	
Performance Criteria	3.5.4.7	Secondary Uses	
Salvaging and Recycling		Golf Course, Performance Criteria	3.5.6.1
Land Use Class	6.3.6.13	Major Medical Service and Outpatient	
Performance Criteria	3.5.5.6	Medical Service, Performance	
San Xavier Environs Historic		Criteria	3.5.4.10
District	2.8.8.13	Travelers' Accommodation, Lodging,	
Sanitation System		Performance Criteria	3.5.4.17
Land Use Class	6.3.12.5	Severability	1.2.11
Scenic Corridor Zone (SCZ)	2.8.2	SH Suburban Homestead Zone	2.2.6
Scope (LUC)	1.1.3	Site Plan, Violation of	5.5.3.9
Screening, Generally Applied		Solar Considerations	3.2.12
Performance Criteria	3.5.13.6	Special Exception Land Uses	2.1.5,
Screening Regulations		5.3.9	
See herein: Landscaping and Screening		C-1 Commercial Zone	2.5.3.3
Regulations		C-2 Commercial Zone	2.5.4.3
Secondary Land Uses	2.1.6,	C-3 Commercial Zone	2.5.5.3
	3.2.4	General Provisions	2.1.5
C-1 Commercial Zone	2.5.3.4	I-1 Light Industrial Zone	2.7.2.3
C-2 Commercial Zone	2.5.4.4	I-2 Heavy Industrial Zone	2.7.3.3
C-3 Commercial Zone	2.5.5.4	IR Institutional Reserve Zone	2.2.1.3
Development Criteria	3.2.4	MH-1 Mobile Home Zone	2.3.7.3
General Provisions	2.1.6	MH-2 Mobile Home Zone	2.3.8.3
I-1 Light Industrial Zone	2.7.2.4	MU Multiple Use Zone	2.6.4.3
I-2 Heavy Industrial Zone	2.7.3.4	NC Neighborhood Commercial Zone	2.5.2.3
IR Institutional Reserve Zone	2.2.1.4	O-1 Office Zone	2.4.1.3
MH-1 Mobile Home Zone	2.3.7.4		

CITY OF TUCSON *LAND USE CODE*
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
O-2 Office Zone	2.4.2.3	Trade Service and Repair, Major	
O-3 Office Zone	2.4.3.3	Land Use Class	6.3.5.22
OCR-1 Office/Commercial/Residential Zone.....	2.6.1.3	Performance Criteria.....	3.5.4.15
OCR-2 Office/Commercial/Residential Zone.....	2.6.2.3	Trade Service and Repair, Minor	
P-1 Park Industrial Zone	2.7.1.3	Land Use Class	6.3.5.23
R-1 Residence Zone	2.3.4.3	Performance Criteria.....	3.5.4.27
R-2 Residence Zone	2.3.5.3	Transportation Service, Air Carrier	
R-3 Residence Zone	2.3.6.3	Land Use Class	6.3.5.24
RH Rural Homestead Zone.....	2.2.2.3	Performance Criteria.....	3.5.4.23
RVC Rural Village Center Zone.....	2.5.1.3	Transportation Service, Land Carrier	
RX-1 Residence Zone.....	2.3.2.3	Land Use Class	6.3.5.25
RX-2 Residence Zone.....	2.3.3.3	Travelers' Accommodation, Campsite	
SH Suburban Homestead Zone.....	2.2.6.3	Land Use Class	6.3.5.26
SR Suburban Ranch Zone.....	2.2.4.3	Performance Criteria.....	3.5.4.24
Specific Planned (SP) Zone		Travelers' Accommodation, Lodging	
See herein: Planned Area Development (PAD) Zone		Land Use Class	6.3.5.27
Specific Plans and Regulations	5.2.3	Performance Criteria, Secondary Uses	3.5.4.17
Spirituos Liquor, Sale of, in Conjunction with Food Service Use		Turf, Use of	3.7.2.5
Performance Criteria	3.5.4.7	Unsafe Structures, Restoring	1.2.8
SR Suburban Ranch Zone	2.2.4	Urban Overlay District Zone	
Stockyard Operation		Utilities Use Group	6.3.12
Land Use Class	6.3.3.5	Distribution System	6.3.12.2
Performance Criteria	3.5.2.3	Renewable Energy Generation	6.3.12.3
Storage Use Group	6.3.11	Generating System	6.3.12.4
Commercial Storage	6.3.11.2	Performance Criteria.....	3.5.11
Hazardous Material Storage	6.3.11.3	Purpose	6.3.12.1
Performance Criteria	3.5.10	Sanitation System	6.3.12.5
Personal Storage	6.3.11.4	Variances	5.3.3
Purpose.....	6.3.11.1	Vehicle Rental and Sales	
Streets	3.2.13	Land Use Class	6.3.10.11
Structure Height Measurement	3.2.7	Performance Criteria.....	3.5.9.5
Subdivisions		Violation (LUC)	1.1.4
Generally	4.1.0	Violation Declared Civil Infraction	5.5.3.1
Land Splits.....	4.3.0	Violation of a B/A Decision	5.5.3.5
Minor Subdivisions	4.2.0	Violation of a Development Plan	5.5.3.8
Swap Meets and Auctions		Violation of a Site Plan	5.5.3.9
Land Use Class	6.3.10.10	Violation of Conditions of Approval	5.5.3.7
Performance Criteria	3.5.9.4	Violation of Plat Conditions	5.5.3.10
Technical Service		Violation of Rezoning Conditions	5.5.3.6
Land Use Class	6.3.5.21	Wholesaling Use Group	6.3.13
Performance Criteria	3.5.4.16	Business Supply and Equipment	
Temporary Use or Structure	5.3.7	Wholesaling	6.3.13.2
		Construction/Heavy Equipment	
		Wholesaling	6.3.13.3

CITY OF TUCSON LAND USE CODE
INDEX

INDEX

	<u>Section</u>		<u>Section</u>
Food and Beverage Wholesaling	6.3.13.4	<i>Environmental Resource Zone (ERZ)</i>	2.8.6
Hazardous Material Wholesaling	6.3.13.5	<i>Gateway Corridor Zone</i>	2.8.4
Performance Criteria	3.5.12	<i>"H" Historic Preservation Zone</i>	
Purpose	6.3.13.1	<i>(HPZ)</i>	2.8.8
Zone Boundaries,		<i>Hillside Development Zone (HDZ)</i>	2.8.1
Determination of	1.3.4	<i>Major Streets and Routes (MS&R)</i>	
Zone Boundaries Dividing a Lot	1.3.5	<i>Setback Zone</i>	2.8.3
Zone Boundary Conflict	1.3.6	<i>Rio Nuevo and Downtown (RND) Zone</i> ...	2.8.10
Zones		<i>Scenic Corridor Zone (SCZ)</i>	2.8.2
Commercial Zones.....	2.5.0	Rural Residential Zones.....	2.2.0
<i>C-1 Commercial Zone</i>	2.5.3	<i>IR Institutional Reserve Zone</i>	2.2.1
<i>C-2 Commercial Zone</i>	2.5.4	<i>RH Rural Homestead Zone</i>	2.2.2
<i>C-3 Commercial Zone</i>	2.5.5	<i>SH Suburban Homestead Zone</i>	2.2.6
<i>NC Neighborhood Commercial Zone</i>	2.5.2	<i>SR Suburban Ranch Zone</i>	2.2.4
<i>P Parking Zone</i>	2.5.6	Urban Residential Zones.....	2.3.0
<i>RV Recreational Vehicle Zone</i>	2.5.7	<i>MH-1 Mobile Home Zone</i>	2.3.7
<i>RVC Rural Village Center Zone</i>	2.5.1	<i>MH-2 Mobile Home Zone</i>	2.3.8
General Provisions	2.1.0	<i>R-1 Residence Zone</i>	2.3.4
<i>Accessory Land Uses</i>	2.1.7	<i>R-2 Residence Zone</i>	2.3.5
<i>Development Designator</i>	2.1.8	<i>R-3 Residence Zone</i>	2.3.6
<i>Development Regulations</i>	2.1.9	<i>RX-1 Residence Zone</i>	2.3.2
<i>Establishment of Boundaries</i>	2.1.2	<i>RX-2 Residence Zone</i>	2.3.3
<i>Land Use Group and Land Use</i>		Zoning Administrator	5.1.4.4
<i>Class</i>	2.1.3	Zoning Compliance Approval,	
<i>Permitted Land Uses</i>	2.1.4	Revocation of	5.5.2.5
<i>Purpose</i>	2.1.1	Zoning Compliance For Site Improvements,	
<i>Secondary Land Uses</i>	2.1.6	In Existence on May 21, 2005	5.5.2.12
<i>Special Exception Land Uses</i>	2.1.5	Zoning Examiner	5.1.6
Industrial Zones	2.7.0	Zoning of Land Annexed into the City	1.2.9
<i>I-1 Light Industrial Zone</i>	2.7.2	Zoning of Right-of-Way	1.3.7
<i>I-2 Heavy Industrial Zone</i>	2.7.3		
<i>P-I Park Industrial Zone</i>	2.7.1		
Mixed Use Zones.....	2.6.0		
<i>MU Multiple Use Zone</i>	2.6.4		
<i>OCR-1 Office/Commercial/</i>			
<i>Residential Zone</i>	2.6.1		
<i>OCR-2 Office/Commercial/</i>			
<i>Residential Zone</i>	2.6.2		
<i>Planned Area Development</i>			
<i>(PAD) Zone</i>	2.6.3		
<i>Planned Community Development</i>			
<i>(PCD) District</i>	2.6.5		
Office Zones	2.4.0		
<i>O-1 Office Zone</i>	2.4.1		
<i>O-2 Office Zone</i>	2.4.2		
<i>O-3 Office Zone</i>	2.4.3		
Open Space (OS) Zone.....	2.9.1		
Overlay Zones	2.8.0		
<i>Airport Environs Zone (AEZ)</i>	2.8.5		
<i>Drachman School Overlay (DSO) Zone</i> ..	2.8.9		

The page intentionally left blank for duplex printers (double sided prints).

APPENDIX 1

Checklist of Up-to-Date Pages

The following listing is included in this Code as a guide for the user to determine whether the Code volume properly reflects the latest print of each page.

In the first column, all page numbers are listed in sequence. The second column reflects the latest printing of the pages as they should appear in an up-to-date volume. When a page has been reprinted or printed as part of the supplement service, this column reflects the Supplement Number which is printed on the bottom of the page.

Page No.	Supplement No.	Page No.	Supplement No.
i, ii	43	87, 88	52
iii, iv	53, 56	89, 90	52
v, vi	52	91, 92	52
vii, viii	16	92.1, 93	52
1, 2	32	94, 95	56
3, 4	32	96, 97	48
5	32	97.1, 98	48
6, 7	32	99	52
8, 9	32	100, 101	52
10, 11	32	102, 103	52
12, 13	52	103.1, 103.2	43
14, 15	32	103.3, 103.4	43
16, 17	37	103.5, 103.6	43
18, 19	52	103.7, 103.8	43
20, 21	45	103.9, 103.10	43
22, 23	52	104, 105	52
24, 25	45	106, 107	32
26, 27	52	108, 109	37
28	32	110, 111	56
29, 30	45	112, 113	37
31, 32	52	114, 115	56/52
33, 34	52	116, 117	32
35, 36	45	118	32
37, 38	52	119	53
38.1	Deleted	120	48
39, 40	45	121, 122	32
41, 42	52	123, 124	45
43, 44	45	125, 126	45
45, 46	52	127, 128	32
46.1	52	129, 130	32
47, 48	52	131, 132	32
49, 50	52	133, 134	32
50.1	52	135, 136	32
51, 52	52	137, 138	32
52.1	32	139, 140	32
53, 54	52	141, 142	32
55, 56	32	143, 144	56
57, 58	45	145, 146	34
59, 59.1	52	147, 148	34
60, 61	37	149, 150	45
62, 63	42	151, 152	34
64, 65	32	153, 154	34
66, 67	45	155, 155.1	45
68-82	56	155.2, 155.3	45
83	52	155.4, 155.5	34
84	32	155.6, 155.7	34
85, 86	43	155.8, 155.9	37

Page No.	Supplement No.	Page No.	Supplement No.
156, 157	32	269, 270	42
158, 159	45	271, 272	42
160, 161	32	272.1, 272.2	42 /56
161.1	Deleted	273, 274	42
162, 163	32	275, 276	42
164, 165	32	276.1, 276.2	42 /56
166, 167	32	276.3, 276.4	42
168, 169	32	276.5, 276.6	42
170, 171	32	276.7 – 276.13	56
172, 173	32	277, 278	45
174, 175	32	279, 280	45
176, 177	32	281, 282	45
178, 179	32	283, 284	45
179.1, 179.2	32	285, 285.1	56
179.3, 179.4	32	285.2, 285.3	45
179.5, 179.6	32	286, 287	45
179.7, 179.8	32	288	32
179.9, 179.10	38	289	50
179.11, 179.12	44	290	33
179.13, 179.14	44	291, 292	56
179.15, 179.16	44	293	33
179.17, 179.18	56	294	46
179.19, 179.20	54	295, 296	33
179.21, 179.22	54	297, 298	33
179.23 - 179.27	54	298.1,	33
180	32	299	46
181, 182	11	300	26
183, 184	30	301	46
185, 186	45	302	23
187, 188	45	303, 304	20
189, 190	22	305, 306	20
191, 192	11	307, 308	20
193, 194	22	309, 309.1	32
195, 196	14	310, 311	32
197, 198	11	312, 313	51
199, 200	30	314, 315	51
201, 202	35	316	23
203, 204	35	317, 318	45
205, 206	11	319	23
207, 208	11	320, 321	32
209, 210	11	322, 323	45
211, 212	45	324, 325	32
213, 214	17	326, 327	32
215	11	328, 329	32
216 – 238.7	56	330, 331	32
239-242	56	332, 333	32
243, 244	41	334, 335	32
245, 246	41	335.1, 335.2	44
247, 248	23	335.3, 335.4	45
249, 250	23	335.5	45
251, 252	49	336, 337	32
252.1	49	338, 339	32
253, 254	42	339.1	32
255, 256	37	340, 341	52
257, 258	40	342 - 348	56
259, 260	32	349	51
261, 262	23	350 /350.1	32/50
263, 266	32	350.2 – 350.4	56
267, 268	56		

Page No.	Supplement No.	Page No.	Supplement No.
351, 352	43		
353, 354	43		
355, 356	32		
357, 358	32		
359	32		
360-422	Deleted		
422, 423	32		
423.1	32		
424	11		
425 - 454	56		
455, 455.3	56		
456, 457	11		
458, 459	42		
460, 461	42		
462, 463	24		
464, 465	56		
500, 501	56		
502, 503	56		
504, 505	56		
506, 507	56		
508, 509	56		
510	56		
[1], [2]	56		
[3]	56		

